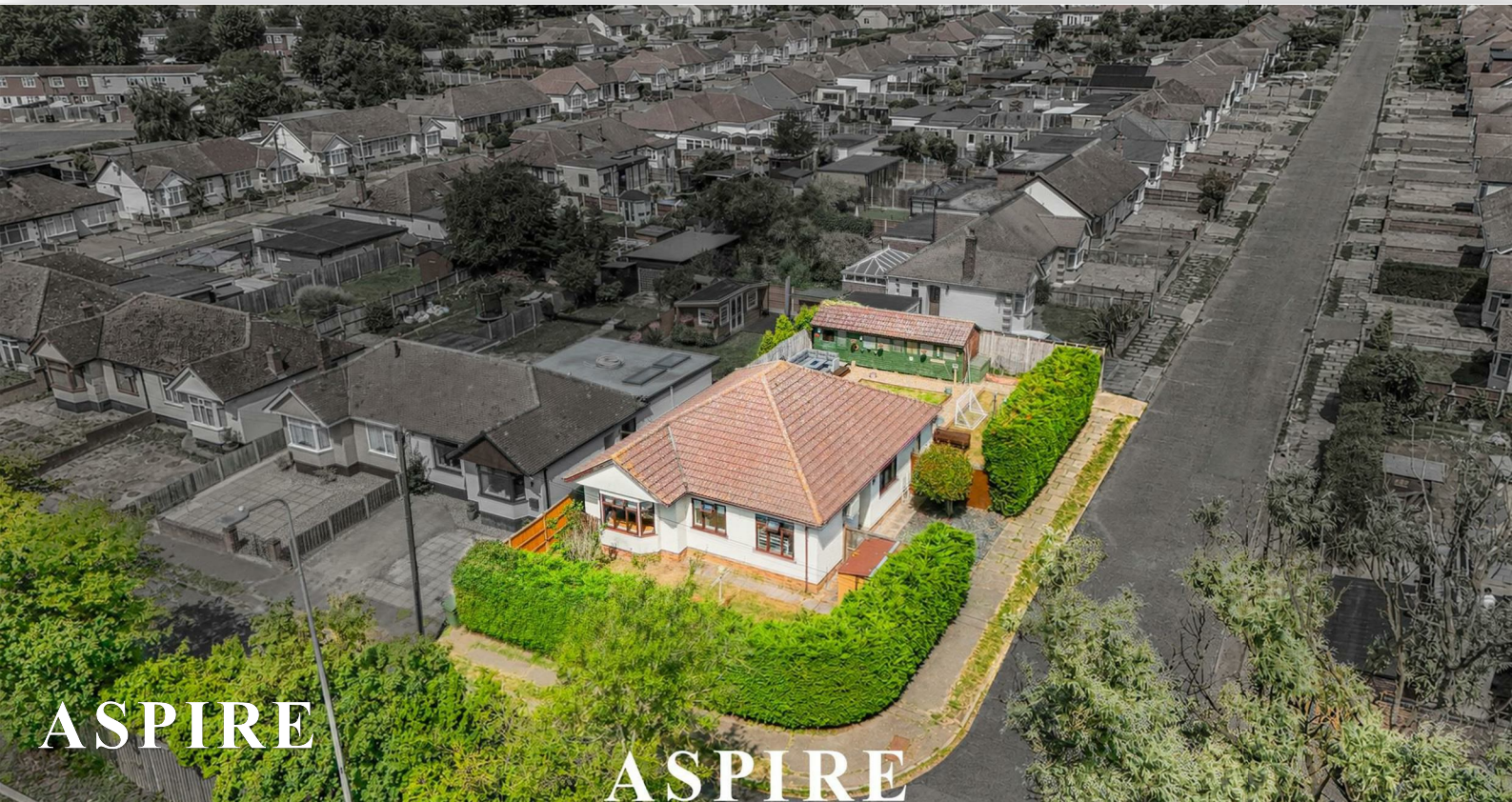


To arrange a viewing contact us  
today on 01268 777400



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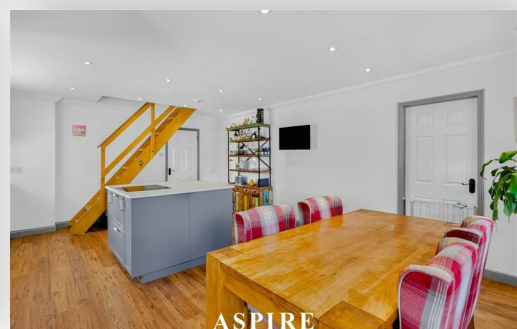
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## The Meads, Basildon Guide price £475,000

**\*\*Aspire Estate Agents Basildon\*\*** are delighted to present this substantial five-bedroom detached family home, occupying a peaceful corner plot within the highly desirable **\*\*SS16\*\*** postcode. Offering generous living accommodation, versatile outdoor space and excellent practicality, this impressive home is perfectly suited to modern family living.

Tucked away in a quiet residential position, the property benefits from a detached outbuilding with electricity connected, ideal for secure parking, a workshop, home office or additional storage, while the spacious driveway provides ample off-road parking for multiple vehicles.

A standout feature of this wonderful home is its exceptional outdoor space, boasting three separate garden areas that offer the perfect setting for entertaining, children's play, gardening or simply relaxing in a private environment. Guide Price £475,000 - £500,000

The property is ideally located for families, with a selection of well-regarded schools nearby, including Vange Primary School, Ryedene Primary and Nursery School, Briscoe Primary School, The Basildon Lower Academy and The Basildon Upper Academy.

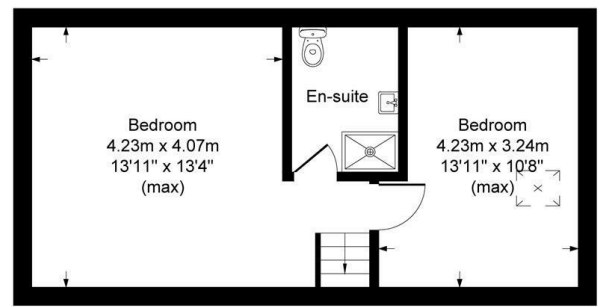
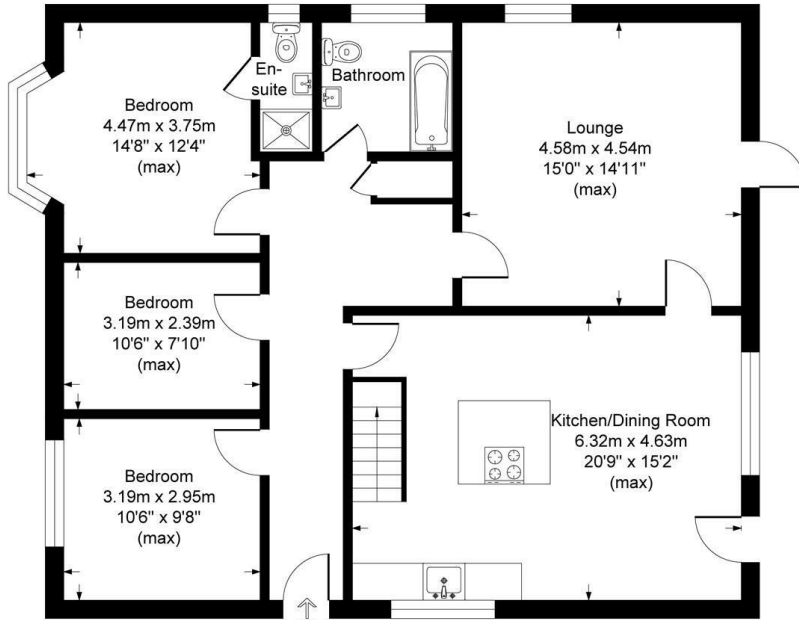
A wide range of local amenities are within easy reach, including Tesco Extra Pitsea, Asda Basildon, Aldi, Lidl and Basildon Town Centre, offering an excellent choice of shops, supermarkets, cafés, restaurants and leisure facilities.

For commuters, **\*\*Pitsea Railway Station\*\*** is the nearest station, providing regular C2C services to London Fenchurch Street, with **\*\*Basildon Railway Station\*\*** also within easy reach. The property also enjoys excellent road connections via the A13, A127 and M25.

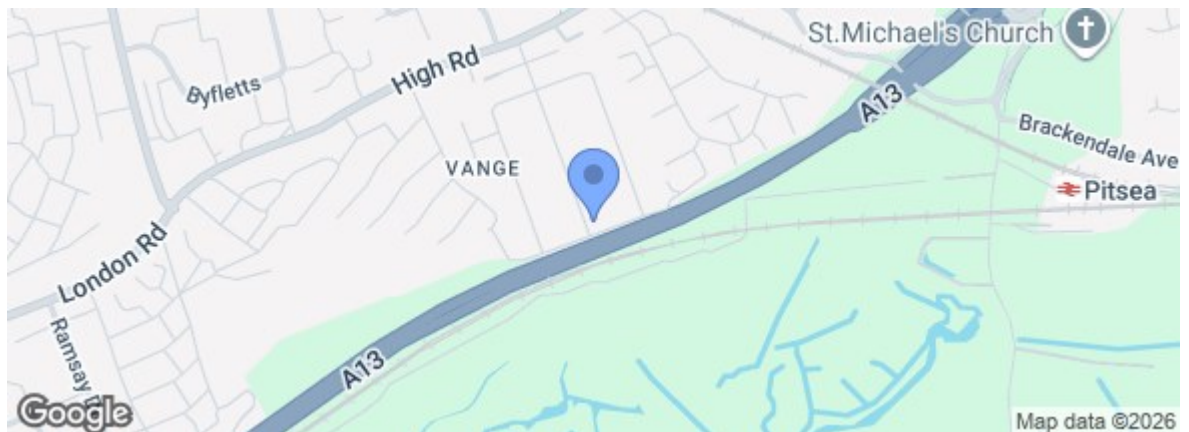


# The Meads

Approximate Gross Internal Floor Area = 142.0 sq m / 1529 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.