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## Shepeshall, Laindon Guide price £325,000

Aspire Estate Agents Basildon are delighted to present this spacious and well-maintained four-bedroom mid-terrace family home, offering generous and versatile living accommodation throughout, perfectly suited to growing families and buyers seeking both space and convenience.  
Guide Price £325,000 - £365,000

Ideally positioned within close proximity to highly regarded local schools, shops, and a range of recreational facilities, this home combines practical living with an excellent location.

Internally, the property welcomes you with a bright entrance hallway, complete with stairs to the first floor and useful under-stairs storage. A convenient ground floor cloakroom is fitted with a low-level WC and obscure double-glazed window.

The ground floor offers superb living space, including a bright and spacious lounge to the front aspect, ideal for relaxing. To the rear, a separate dining room features double-glazed doors opening directly onto the garden, creating a perfect setting for entertaining guests or enjoying family meals. The kitchen is well-equipped with a range of eye and base level units, ample worktop space, stainless steel sink with mixer tap, tiled flooring, and direct access to the rear garden.

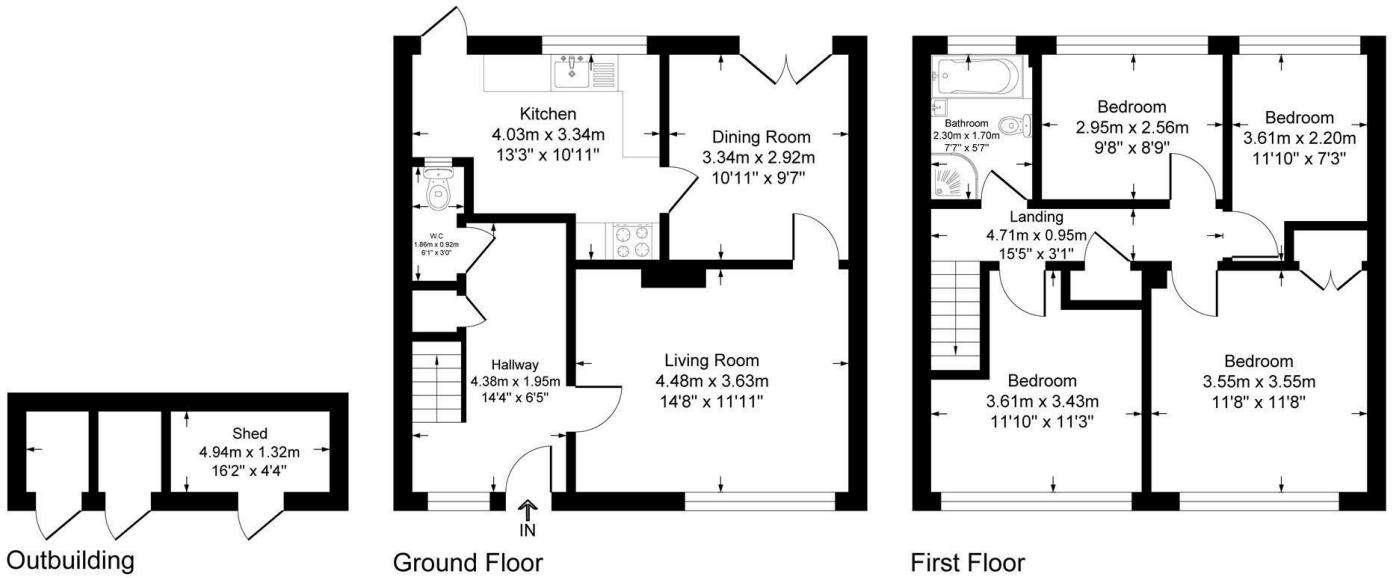
Upstairs, the landing provides access to the loft and an airing cupboard. All four bedrooms are well-proportioned doubles, offering excellent flexibility for family living, home working, or guest accommodation. The two principal bedrooms are positioned to the front of the property, while bedrooms three and four enjoy pleasant views over the rear garden. Bedroom one further benefits from a built-in double cupboard. The family bathroom is generously sized and fitted with a panelled bath with shower attachment, vanity wash hand basin, low-level WC, and an obscure double-glazed window.

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## Shepeshall

Approximate Gross Internal Floor Area = 101.1 sq m / 1088 sq ft  
 Outbuilding Area = 6.5 sq m / 70 sq ft  
 Total Area = 107.6 sq m / 1158 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.