

To arrange a viewing contact us  
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## Snowdonia Close, Basildon Offers in the region of £425,000

Aspire Estate Agents Basildon are delighted to offer for sale this spacious 4/5 bedroom semi-detached family home, situated within the highly sought-after and quiet cul-de-sac of Snowdonia Close, Pitsea.

Offering versatile and well-proportioned accommodation throughout, this attractive property is ideal for growing families seeking generous living space in a convenient residential location. The ground floor features a welcoming entrance hall, spacious lounge, fitted kitchen/diner, a versatile additional reception room which could be utilised as a fifth bedroom, home office or playroom, together with the added convenience of a downstairs WC.

To the first floor are four good-sized bedrooms and a family bathroom, providing ample accommodation for modern family living. The property's flexible layout and generous room sizes make it perfectly suited to a variety of lifestyles.

Externally, the home benefits from a private rear garden and off-street parking for approximately 2-3 vehicles.

Snowdonia Close enjoys a peaceful cul-de-sac setting whilst remaining conveniently located for local amenities, schools and transport links. Families will appreciate the proximity to several well-regarded schools including Felmore Primary School (0.1 miles), Briscoe Primary School & Nursery Academy (0.3 miles), Northlands Primary School and Nursery (0.8 miles) and Eversley Primary School (0.8 miles).

For commuters, the property is within easy reach of Pitsea Station (1.6 miles), Wickford Station (2.3 miles) and Basildon Station (2.5 miles), offering excellent rail connections into London and the surrounding areas.

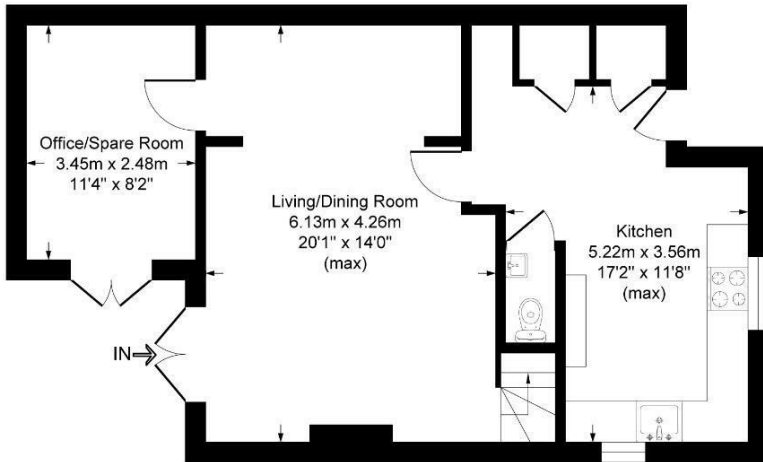
An internal viewing is strongly recommended to fully appreciate the space, versatility and excellent location this wonderful family home has to offer.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

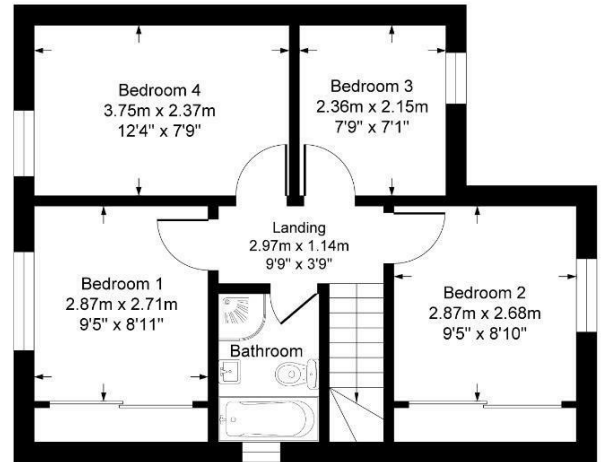


# Snowdonia Close

Approximate Gross Internal Floor Area = 99.1 sq m / 1067 sq ft

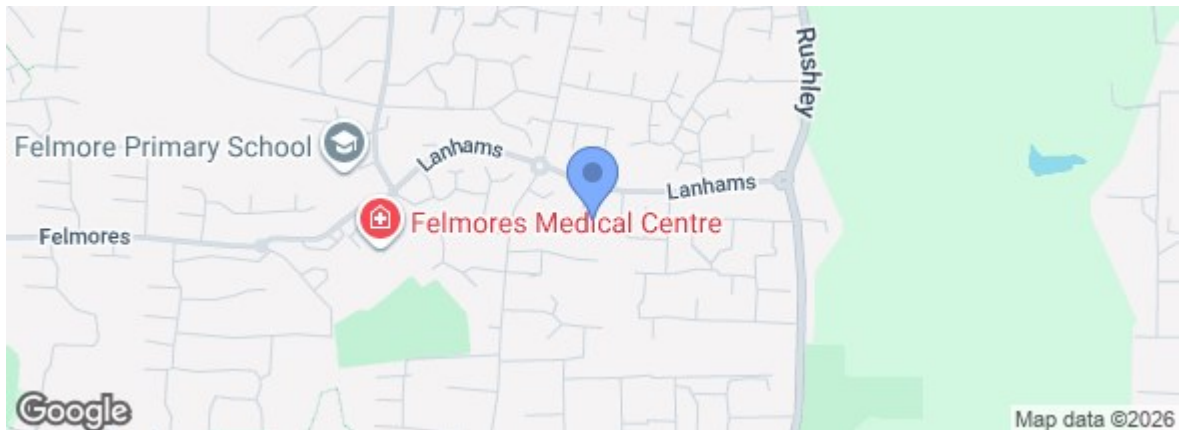


Ground Floor



First Floor

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.