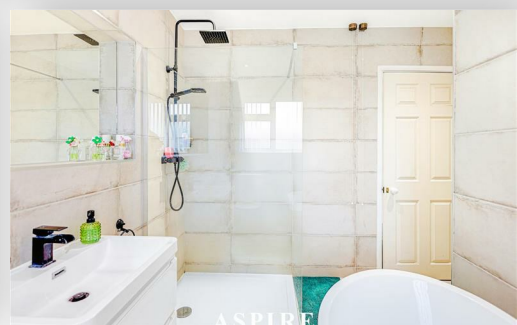
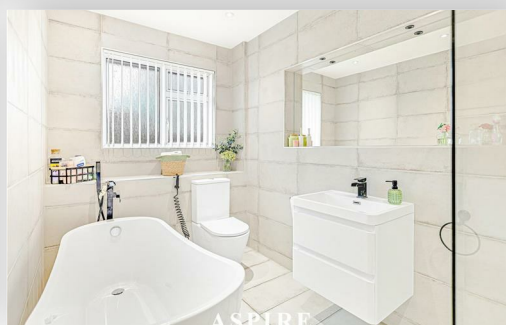
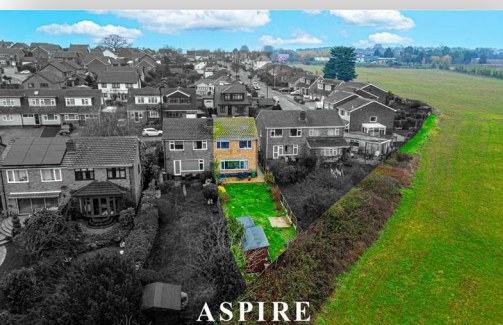


***To arrange a viewing contact us  
today on 01268 777400***



## **Brackendale Avenue, Basildon £450,000**

Aspire Estate Agents Basildon proudly present this beautifully presented three-bedroom semi-detached family home, ideally positioned in the ever-popular Pitsea Mount area, making it perfectly suited for commuters, families and professionals alike.

The property has been modernised throughout and benefits from a brand-new contemporary kitchen and a stylish four-piece family bathroom, offering high-quality finishes and modern living. The converted garage provides excellent versatility and can be used as a dining room, second lounge, home office or playroom, creating valuable additional living space for today's lifestyle needs.

Externally, the home features off-street parking and a desirable south-facing rear garden, ideal for entertaining, relaxing and enjoying the sun.

The location is a real highlight, with Pitsea Train Station just 0.3 miles away on the c2c line, providing direct connections to London Fenchurch Street, making this property particularly attractive for commuters. Tesco Extra and Aldi are positioned directly on your doorstep, while local high streets, banks and a wide range of amenities are all within comfortable walking distance. The property is also ideally situated just 0.7 miles from the A13, offering excellent road connections into London and towards Lakeside Shopping Centre.

This is a fantastic opportunity to secure a modernised, well-located family home in one of Pitsea's most popular residential areas. Early viewing is highly recommended.

Entrance hall;

Kitchen/Diner: 5.83m x 3.12m (19'1" x 10'3")

Lounge: 5.37m x 3.67m (17'7" x 12'0")

First Floor landing

Bedroom One: 4.22m x 3.65m (13'10" x 12'0")

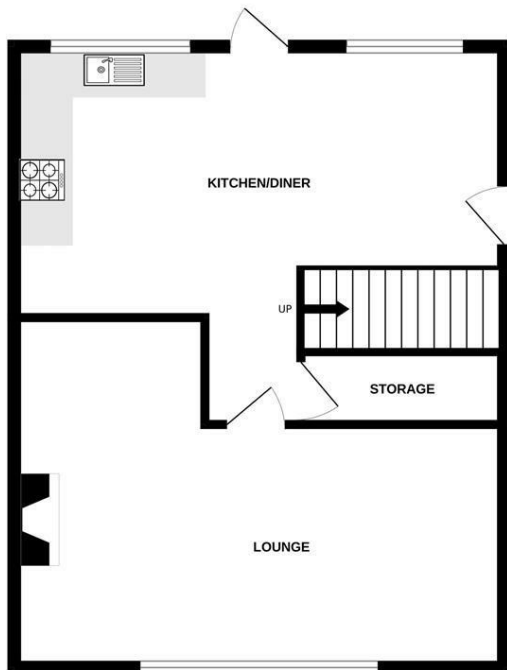
Bedroom Two: 3.84m x 2.79m (12'7" x 9'2")

Bedroom Three: 2.90m x 2.73m (9'6" x 8'11")

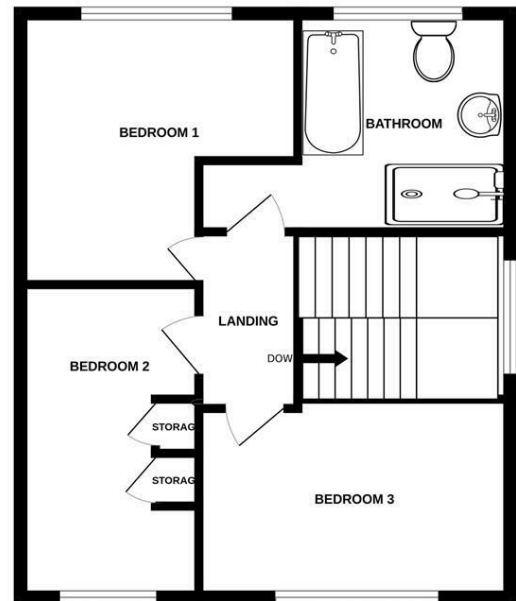
Bathroom: Four-piece family bathroom

South facing

GROUND FLOOR

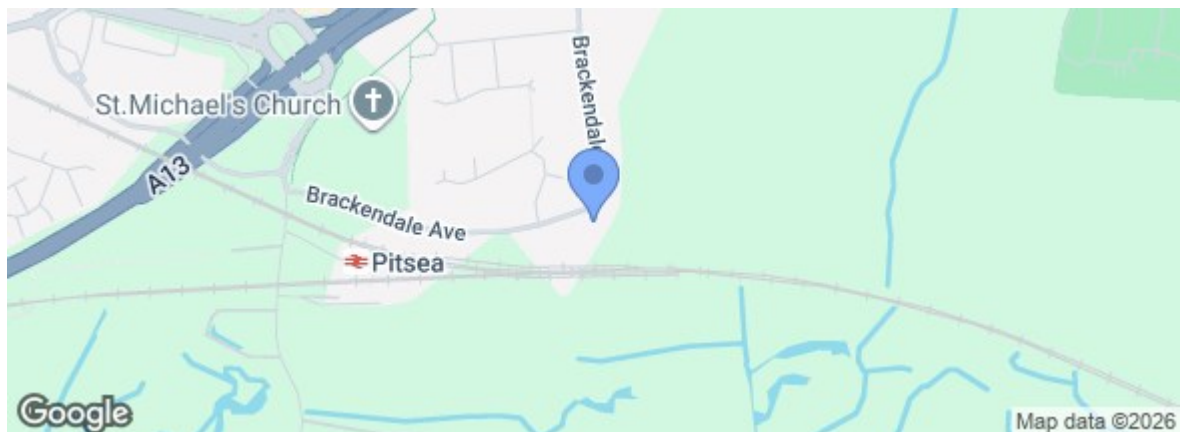


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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			
(1-10) 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.