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today on 01268 777400***



## **New Century Road, Basildon Offers in the region of £425,000**

Aspire Estate Agents Basildon are proud to introduce this substantially extended and beautifully presented three double bedroom semi-detached family home, offering an impressive amount of living space throughout. With a double-storey side extension and a rear extension, this property delivers exceptional versatility, modern comfort, and generous proportions rarely found in similar homes – just take a look at the floorplan!

Upon entering through the porch, you are welcomed by a bright and spacious entrance hall with handy understairs storage and access to all ground floor rooms. The home enjoys three well-sized reception areas, including a large living room with feature bay window, a versatile home office/playroom, and a light-filled conservatory that opens onto the rear garden. The conservatory also provides internal access to the garage, offering further scope for conversion if desired.

The contemporary kitchen is thoughtfully designed, providing ample workspace and storage, and is conveniently positioned adjacent to both the conservatory and the second reception room. Completing the ground floor is a modern bathroom and a generous utility area, ideal for family life.

Upstairs, the property continues to impress with three spacious double bedrooms and a stylish family shower room. The master bedroom benefits from fitted wardrobes and a private en suite shower room, creating a relaxing retreat.

Externally, the property features a large rear garden with a patio area leading to a well-kept lawn – perfect for entertaining or family playtime. To the front, there is ample off-street parking for up to three vehicles.

Ideally located within walking distance of local shops, schools, and transport links providing easy access into London, this home combines practicality with impressive scale. Merrylands Primary School is conveniently

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Porch - 1.80m x 0.94m (5'11 x 3'1) -

Spacious & Striking Entrance Hall -

Living Room - 4.93m x 3.30m (16'2 x 10'10) -

Home Office/Playroom - 3.25m x 2.87m (10'8 x 9'5) -

Conservatory - 6.50m x 2.95m (21'4 x 9'8) -

Kitchen/Breakfast Room - 4.65m x 2.69m (15'3 x 8'10) -

Ground Floor Bathroom - 1.91m x 1.68m (6'3 x 5'6) -

Utility Area - 5.11m x 1.75m (16'9 x 5'9) -

Spacious First Floor Landing -

Master Bedroom - 4.93m x 2.87m (16'2 x 9'5) -

En Suite Shower Room - 2.11m x 1.91m (6'11 x 6'3) -

Bedroom Two - 4.95m x 3.33m (16'3 x 10'11) -

Bedroom Three - 2.97m x 2.84m (9'9 x 9'4) -

Shower Room - 2.84m x 1.83m (9'4 x 6') -

Integral Garage - 6.07m x 3.02m (19'11 x 9'11) -

Large Rear Garden -

Ample Driveway Parking To The Front -

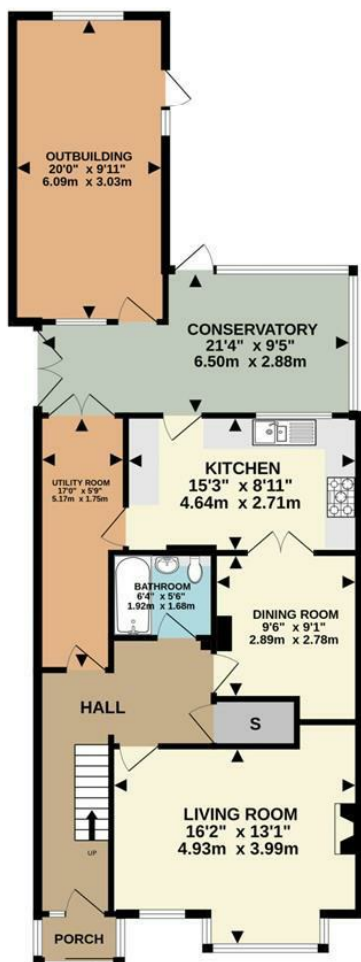
Walking Distance To Local Shops & Amenities -

Walking Distance To Rail Links Into London -

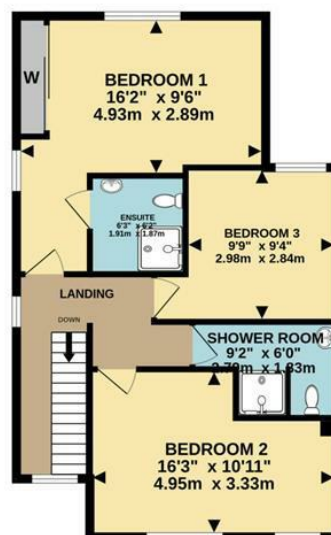
Popular & Family-Friendly Location -

Heavily Extended To The Side & Rear -

Ground Floor  
1067 sq.ft. (99.1 sq.m.) approx.



1st Floor  
640 sq.ft. (59.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1707 sq.ft. (158.6 sq.m.) approx.

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                                                     |  |         |           |
| (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                                                 |  | 75      | 82        |
| 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                                         |  |         |           |



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