

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



Carte Place, Basildon Offers in the region of £850,000

Aspire Estate Agents Basildon are delighted to present this exceptionally spacious and beautifully maintained six-bedroom, four-bathroom detached family residence, enviably positioned within a quiet and attractive cul-de-sac in the highly sought-after Langdon Hills.

Carte Place forms part of a charming collection of roads on the north side of Langdon Hills and offers the perfect balance of peaceful living and everyday convenience. The home is within walking distance of local shops, popular bus routes, and highly regarded schools, while Laindon Railway Station is approximately 0.9 miles away, providing direct access into London Fenchurch Street—ideal for commuters.

Internally, the property is both versatile and impressive. A welcoming entrance hall leads to a stunning full-length lounge flooded with natural light from the front bay window and rear sliding doors opening directly onto the garden. The heart of the home is the expansive kitchen/diner, seamlessly flowing into a large conservatory, creating a perfect space for family life and entertaining. Additional ground-floor accommodation includes a utility room, WC, and a converted double garage, currently arranged as a salon with a separate office—offering excellent potential for home business use, a gym, or further living accommodation.

Upstairs continues to impress with six generously sized bedrooms, including two principal suites with en-suite bathrooms, fitted wardrobes, and a walk-in dressing room. A modern family bathroom completes the first floor.

Externally, the property boasts a south-facing rear garden, designed for low maintenance and all-day sun, alongside a substantial garden room/outbuilding ideal for entertaining, storage, or workspace. To the front, a large private driveway provides ample off-street parking for multiple vehicles.

This is a truly versatile and substantial home that must be viewed to be fully appreciated.

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Room Measurements

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Lounge

20'11" x 11'10"

(6.38m x 3.61m)

Kitchen / Diner (max)

16'8" x 18'1"

(5.08m x 5.51m)

Conservatory

10'3" x 11'1"

(3.12m x 3.38m)

Utility Room

8'4" x 6'1"

(2.54m x 1.85m)

Ground Floor WC

External

Garden Room / Covered Seating Area

31'5" x 6'5"

(9.58m x 1.96m)

South-Facing Rear Garden

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Driveway (Multiple Vehicles)

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Salon / Converted Double Garage (max)

16'8" x 17'11"

(5.08m x 5.46m)

Office

8'4" x 10'7"

(2.54m x 3.23m)

First Floor

Bedroom One (max)

11'7" x 15'1"

(3.53m x 4.60m)

En-suite & fitted wardrobes

Bedroom Two (max)

15'11" x 12'11"

(4.85m x 3.94m)

En-suite & fitted wardrobes

Bedroom Three

9'10" x 9'7"

(3.00m x 2.92m)

Dressing Room / Bedroom Four

9'7" x 7'9"

(2.92m x 2.36m)

Bedroom Five

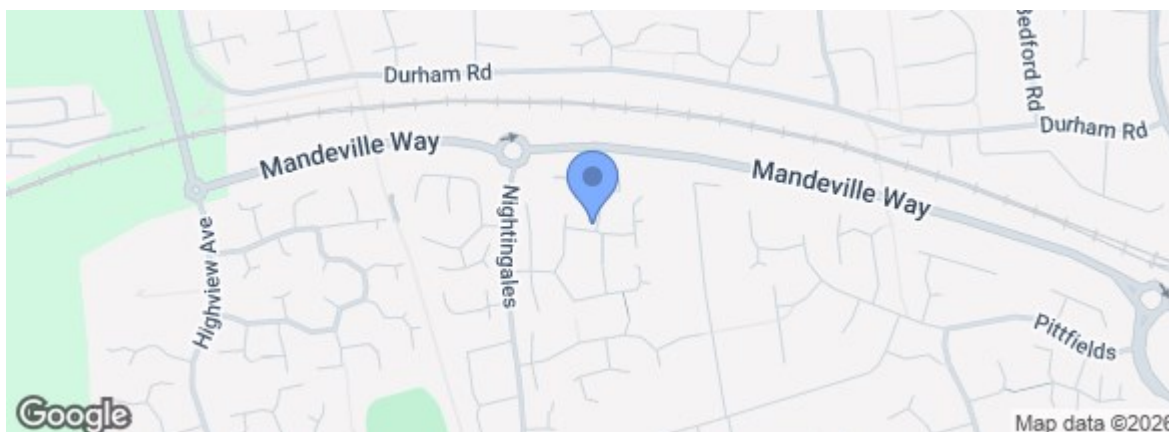
11'2" x 8'3"

(3.40m x 2.51m)

Family Bathroom



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		69	77
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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