



GUIDE PRICE £625,000 - £650,000. Bear Estate Agents are privileged to be able to market this impressive and unique feeling FOUR bedroom DETACHED house. The Durdans is situated in a highly desirable section of Langdon Hills, just off of Berry Lane. Within walking distance are local shops, local schools and the expansive Langdon Hills Recreational Ground. Laindon Railway Station is also only 0.6 miles away, providing easy access from commuters into London Fenchurch Street! There is also a Tesco Superstore in Langdon Hills only a few minutes away in the car. The A127 and A13 are also only a short driveway away, benefitting any commuters even further!

- Living Room (11'0 x 15'8)
- Dining Room (8'9 x 12'6 max)
- Ground Floor WC
- Three-Piece En-Suite
- Detached Garage
- Kitchen (12'6 x 9'2)
- 'Play Room' (12'8 x 8'7)
- Bedroom 1 (11'3 x 15'9)
- Luxury Four-Piece Bathroom
- Driveway for Multiple Vehicles

## The Durdans

Basildon

**£625,000**

Guide Price





# The Durdans



This gorgeous home is inviting upon approach, surrounded by other detached family homes. There is a driveway to the front for multiple vehicles and a detached garage!

Once through the front door, you are met with an expansive entrance hall and an eye catching spiral staircase! The rooms on the ground floor are largely open plan with one another. To the front of the home is the gorgeous kitchen which measures 12'6 x 9'2 and boasts an abundance cupboard and surface space. The kitchen flows into a dining space which measures roughly 8'9 x 12'6 and once again sits open plan with the lounge and a multi-use room we have labelled 'play room'. The lounge is very spacious and boasts bi-folding doors across the entire width of the room into the rear garden. The 'play room' also has bi-folding doors, allowing you to open the entire back of the home up to the garden in the warmer months and create a social atmosphere when hosting guests. Furthermore, there is a convenient utility room which boasts a side door to the house and adjoins a ground floor WC.

Upstairs is equally impressive with FOUR great sized bedrooms. Bedroom 1 is huge, measuring 11'3 x 15'9 and boasting its own en-suite with a walk in shower. Bedrooms 2 and 3 are comfortable double bedrooms measuring 13'0 x 9'2 and 8'10 x 9'3 respectively and bedroom 4 is a small double or large single, measuring 6'9 x 9'2. The main bathroom is one of the most impressive rooms in the house, four-piece with a walk in shower, an oval bath tub, luxury sink and 'smart toilet'. There is also a integrated

television, designed for use when taking a bath. The rear garden is low-maintenance and unoverlooked to the rear, the cherry on top of this marvellous property!

We cannot stress how important it is to visit this home first hand and see all that is on offer. Call us today to organise an appointment!

Council Tax Band: F (£3101.67)

**Highly Desirable Location!**

**Grand Entrance Hall**

**Living Room (11'0 x 15'8)**

**Kitchen (12'6 x 9'2)**

**Dining Room (8'9 x 12'6 max)**

**'Play Room' (12'8 x 8'7)**

**Utility Room (10'10 x 6'3)**

**Ground Floor WC**

**Bedroom 1 (11'3 x 15'9)**

**Three-Piece En-Suite**

**Bedroom 2 (13'0 x 9'2)**

**Bedroom 3 (8'10 x 9'3)**

**Bedroom 4 (6'9 x 9'2)**

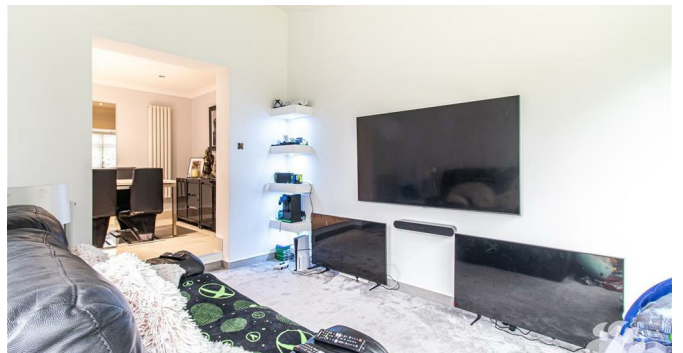
**Luxury Four-Piece Bathroom**

**Unoverlooked Rear Garden**

**Detached Garage**

**Driveway for Multiple Vehicles**



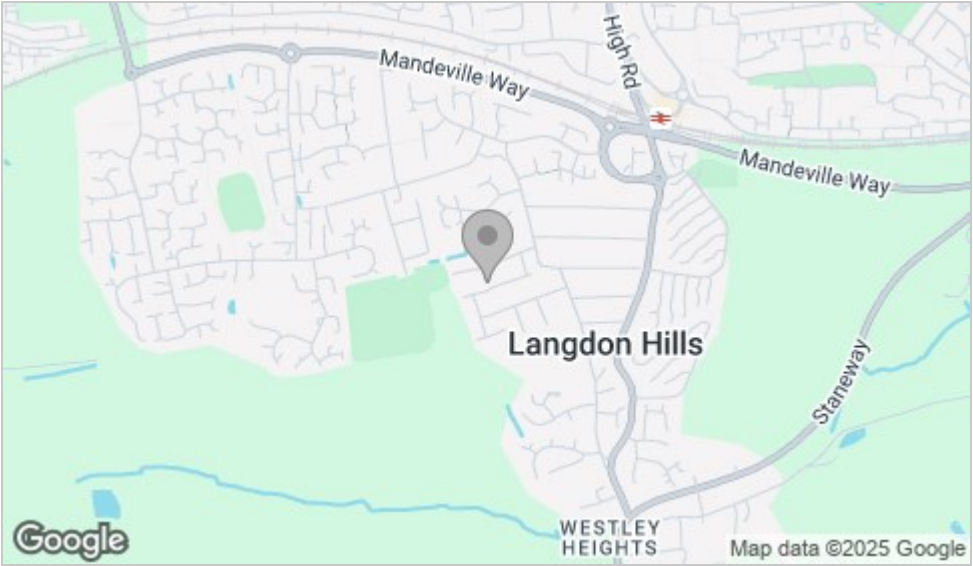




# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

