



Guide Price £900,000 - £950,000... Bear Estate Agents are privileged to bring to the market this stunning and incredibly spacious FIVE BEDROOM, DETACHED family home in one of the most sought-after areas locally. Lee Chapel Lane is a quaint road located in Westley Heights/Langdon Hills, boasting beautiful home after beautiful home on the drive in. This house benefits even further from being part of a privately gated series of houses!

- Westley Heights Location
- Dining Room (12'1 x 11'2)
- Study / Play Room (9'5 x 11'8)
- Bedroom 2 (17'7 x 14'5) max
- Large Rear Garden
- Lounge (17'7 x 15'11 max)
- Kitchen (17'7 max x 15'0)
- Master Bedroom (20'2 x 22'0)
- Bedroom 3 (12'1 x 15'11)
- Private Driveway & Garage

Lee Chapel Lane

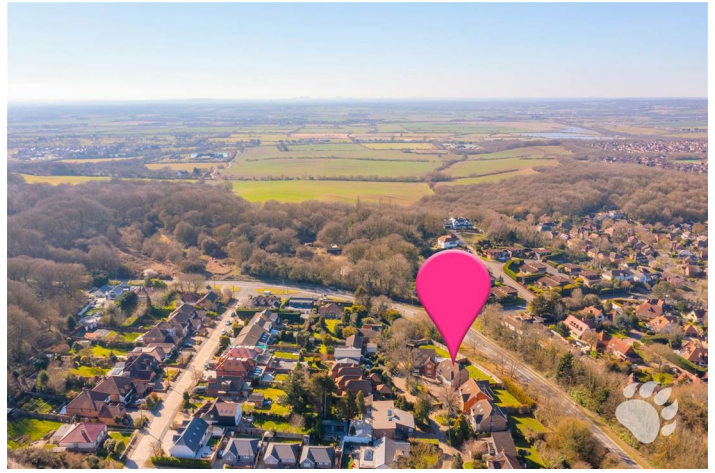
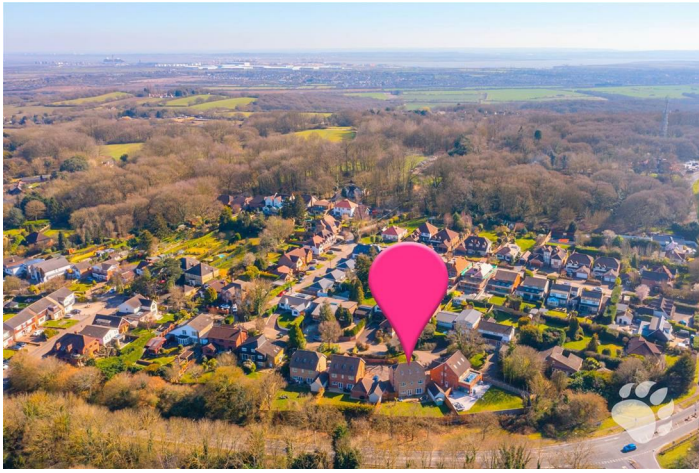
Westley Heights

£900,000

Guide Price



Lee Chapel Lane



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The property is a stones throw away from Essex countryside with Westley Heights Country Park and Langdon Hills Country Park both within walking distance. Despite having a rural feel, you are still only a short drive away from the vast array of amenities located in the town centre including multiple supermarkets, popular brand outlets, railway stations which provide access to London Fenchurch Street and your pick of schools!

The property is in fantastic condition and there are and endless list of benefits! The layout begins as follows:

Entrance Hall

The entrance hall is particularly grand and sits at the heart of the home, adjoining all other ground floor rooms. This room also hosts a gorgeous wooden staircase and a sizeable under-stairs storage cupboard. The alarm panel from the home is located in this room.

Lounge (17'7 x 15'11 max)

The lounge is a fantastic size as detailed above and remains bright and airy throughout the day. There are double doors into the rear garden accompanied by two large windows which give you a nice outlook. The dining room is adjoined by double doors which the current owner predominantly leaves open to enhance the size of the living space.

Dining Room (12'1 x 11'2)

The dining room currently holds a large dining table, displaying the rooms true purpose, however its size makes it versatile enough to double up as a second sitting room, play room, office and more! There is also a feature bay window overlooking the front.

Kitchen (17'7 max x 15'0)

The kitchen layout is a great design, situated at the back of the property and overlooking the rear garden, with more double doors for access. The is a plentiful amount of cupboard and surface space and integrated appliances! Sold with the home are an integrated fridge freezer, dishwasher, wine cooler and range cooker. There is also a delightful breakfast bar in this room and an adjoining utility room.

Utility Room (5'6 x 7'9)

The utility room is hugely helpful, currently hosting the washing machine and tumble dryer. Whilst these are not sold with the home, the space is there to be utilised. There is also further surface space and a side door which leads to the driveway.

Study / Play Room (9'5 x 11'8)

This room is located at the front of the home, overlooking the gated entrance. Similarly to the dining room, this room is incredibly versatile and can be used in multiple ways.

Ground Floor WC

Master Bedroom (20'2 x 22'0)

This bedroom is simply enormous, commanding the entirety of the top floor! There are four Velux windows in this room which maximise the intake of natural light. The room currently has fitted wardrobe furniture but this can be changed and utilised in a different way to suit your needs. There is also some eaves storage on this level and an adjoining en-suite.

En-Suite (12'7 x 7'1)

The En-Suite to the Master Bedroom is a four-piece suite with a walk in shower, toilet and double sink. There is also a notably spacious storage cupboard located in this room.

Bedroom 2 (17'7 x 14'5) max

Bedroom 2 is located on the first floor and is currently used as the main bedroom for the house. The size is fantastic and there is an allocated dressing room/walk-in wardrobe which measures 7'11 x 5'5 and an en-suite!

En-Suite

The En-Suite to bedroom 2 is a three-piece suite with a walk-in shower, toilet and sink.

Bedroom 3 (12'1 x 15'11)

Bedroom 4 (11'0 x 14'8 max)

Bedroom 5 (9'5 x 11'8)

Family Bathroom (6'2 x 10'8)

The family bathroom is a four-piece suite with a walk-in shower, separate bath, toilet and sink.

Large Rear Garden

Garage

Privately Gated Driveway

New Boiler Fitted in 2025

The home is fit with a fully functioning alarm system, water softener and under-floor heating on the ground floor!

The external benefits to this home are excellent! The garden is a fantastic size and sees the sun throughout the day, spanning the width of the home and garage. The entrance to the property is via a remote controlled electric gate which leads to the homes individual driveway. The driveway leads to a large garage which can fit a car! There is extra storage available in the pitch of the garage roof.

Homes like this rarely become available and are incredibly popular when they do. Call us today to organise and appointment and see all the benefits first hand!

Council Tax Band: G (£3578.85)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



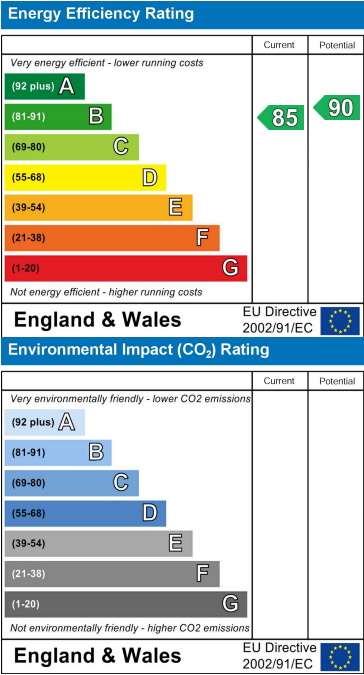
Floor Plan



Area Map



Energy Efficiency Graph



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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