



Bear Estate Agents are thrilled to bring to the market this highly spacious and remarkably well-cared for FOUR/FIVE bedroom DETACHED house located on a beautiful cul-de-sac in Langdon Hills! Carte Place is part of a delightful series of roads on the north side of Langdon Hills within walking distance of local shops, local schools and popular bus routes! Laindon Railway Station is also only a 0.9 mile walk from the home which provides easy access to London Fenchurch Street.

- Lounge (20'11 x 11'10)
- Kitchen / Diner (16'8 x 18'1) max
- Conservatory (10'3 x 11'1)
- Utility Room (8'4 x 6'1)
- Ground Floor WC
- Salon (16'8 x 17'11) max
- Five Double Bedrooms
- Three Bathrooms
- South Facing Rear Garden
- Driveway

## Carte Place Langdon Hills

Basildon

**£850,000**





# Carte Place Langdon Hills



The internal layout of this home is very impressive, beginning with an inviting entrance hall which hosts the stairs, an under-stairs cupboard and adjoins three of the other ground floor rooms. The lounge at this home runs from front to back, measuring 20'11 x 11'10. There is a feature bay window to the front of the home and sliding doors into the rear garden which keep this room feeling bright and airy throughout the day.

The kitchen/diner is one of the key attractions in this home and has been cleverly extended with a large conservatory! The kitchen itself offers an abundance of cupboard and surface space, perfect for any keen chefs! There is also ample space for a dining table and the conservatory, which measures 10'3 x 11'1, is utilised as seating area which overlooks the rear garden and French doors provide further access into the garden.

Furthermore, there is a utility room which hosts the washing machine and tumble dryer as well as some extra surface and cupboard space. There is also a ground floor WC, which leads through to a converted double garage, a huge space which is currently utilised as a salon. This room measures 16'8 x 17'11 and also incorporates another room which is used as an office.

Upstairs is equally impressive with FIVE large bedrooms, and three bathrooms. Bedroom 1 measures 11'7 x 11'2, boasts fitted wardrobes and a three-piece en-suite with a walk-in shower. Bedroom 2 measures 15'11 x 12'11 and also boasts a fitted wardrobe and a three-piece en-suite. Bedrooms 3 and 5 have been combined by cleverly removing a wall between the two. This has created a huge double bedroom with a fitted wardrobe and a dressing room. Bedroom 5 is a small double or large single measuring 11'2 x 8'3. Completing the upstairs layout is the main bathroom with holds a shower over bath, toilet and sink.

The rear garden is SOUTH FACING and a pleasant size. It is comprised of a patio area and turf, relatively easy maintenance! There is also a garden room which has been adjoined to the home which is used as an undercover seating area and some additional storage. To the front of the home is a large driveway for multiple vehicles.

This home is a must view to appreciate all that is on offer, so call us today to book a viewing!

Council Tax Band: F (£3101.67)

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.

## **Entrance Hall**

## **Lounge (20'11 x 11'10)**

## **Kitchen / Diner (16'8 x 18'1) max**

## **Conservatory (10'3 x 11'1)**

## **Utility Room (8'4 x 6'1)**

## **Ground Floor WC**

## **Salon (16'8 x 17'11) max**

## **Office (8'4 x 10'7)**

## **Bedroom 1 (11'7 x 15'1 max)**

## **En-Suite**

## **Bedroom 2 (15'11 x 12'11) max**

## **En-Suite**

## **Bedroom 3 (9'10 x 9'7)**

## **Dressing Room / Bedroom 4 (9'7 x 7'9)**

## **Bedroom 5 (11'2 x 8'3)**

## **Family Bathroom Suite**

## **Garden Room (31'5 x 6'5)**

## **South Facing Rear Garden**

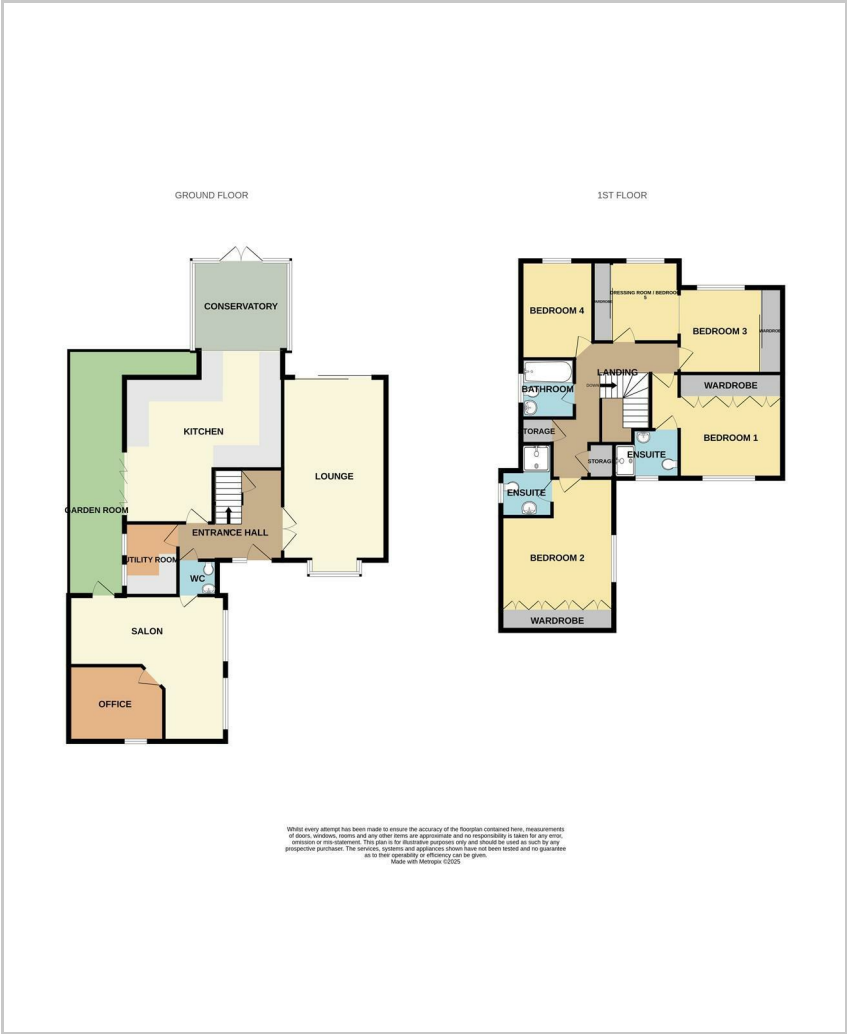
## **Driveway**



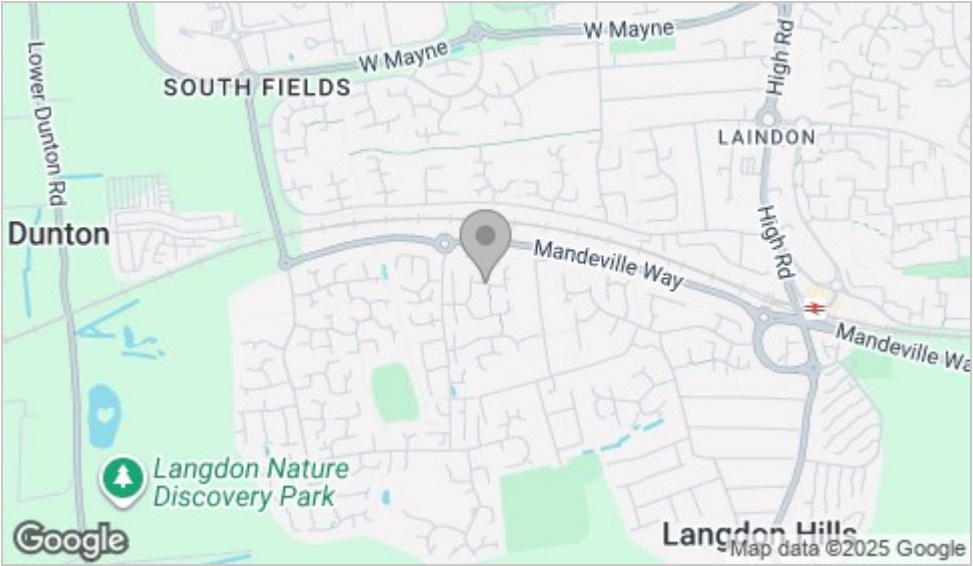




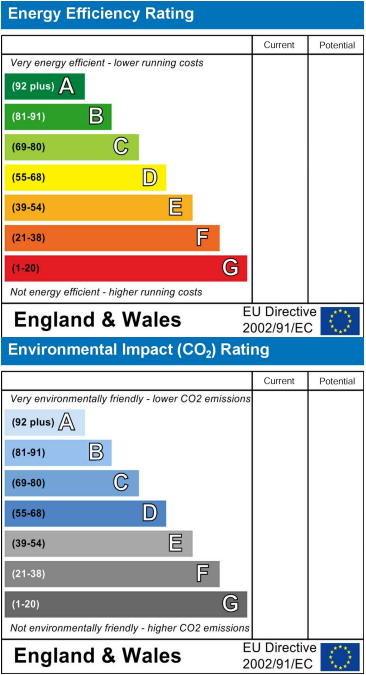
# Floor Plan



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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