



GUIDE PRICE £180,000 - £190,000. Bear Estate Agents are absolutely delighted to bring to the market this beautifully presented and lovingly cared for one double-bedroom maisonette which profits from TWO GARDENS plus the benefit of being just a short walk from local shops, amenities and RAIL LINKS DIRECT INTO LONDON.

## Whitcroft

Langdon Hills

**£180,000**

Guide Price

- Incredible Open Plan Kitchen/Living & Dining Area, Kitchen 13'2 x 8'1 Plus Living/Dining Area 23'9 x 10'8
- Bathroom 7'5 x 6'6
- Wealth Of Communal Parking
- Lengthy 99 Year Lease
- Walking Distance To Nature Reserve & Open Parkland
- Master Bedroom 12'1 x 8'4
- Two Separate Areas Of Garden - One Off Of Bedroom, One Off Of Living Area
- Superb Finish Throughout
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London
- Popular & Family Friendly Location



# Whitcroft



Internally the new owner will be greeted by the cosy entrance hall which allows access to all of the remaining living accommodation.

Worthy of special mention is the incredible 'open' kitchen, living and dining space which quite wonderfully incorporates all three areas into one. The kitchen area measures 13'2 x 8'1 offering a wealth of both worktop space and storage space whilst the living and dining area measures a further 23'9 x 10'8. This 'open' living space provides the perfect environment in which to both entertain and relax.

The master bedroom measures 12'7 x 8'4 and offers access to one of the gardens. Access to the second garden is off of the living area.

Completing the internal living space is the bathroom suite which measures 7'5 x 6'6 and consists of the large walk-in shower, washbasin and W/C.

Externally this home continues to impress and excel with two separate gardens, as above, one off of the master bedroom and one off of the living area, perfect for the warmer months. There is also an abundance of communal parking just a short walk from your front door.

Situated just a very short walk from local shops, amenities and rail links direct into London the location offers something for all ages. The property also benefits from a lengthy lease of 99 years.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

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Leasehold - 99 Years Remaining.  
Service, Maintenance & Ground Rent £70 PCM.  
Council Tax Band A.  
Amount £1,431.54.

## **GUIDE PRICE £180,000 - £190,000**

### **Cosy Entrance Hall**

### **Incredible 'Open' Kitchen/Living & Dining Area**

#### **Kitchen**

13'2 x 8'1

#### **Living/Dining Area**

23'9 x 10'8

#### **Master Bedroom**

12'7 x 8'4

#### **Bathroom Suite**

7'5 x 6'6

### **Two Separate Gardens**

### **Wealth Of Communal Parking**

### **Superb Condition Throughout**

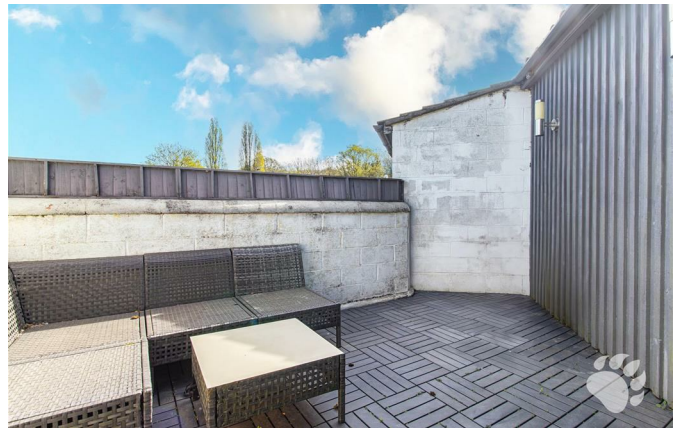
### **Lengthy 99 Year Lease**

### **Popular & Family Friendly Location**

### **Walking Distance To Local Shops & Amenities**

### **Walking Distance To Rail Links Direct Into London**







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.

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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Energy Efficiency Graph

