



Bear Estate Agents are thrilled to bring to the market this stunning and highly spacious FIVE bedroom, FOUR bathroom, DETACHED family house with a DOUBLE GARAGE! Westley Road is located in Westley Heights (Langdon Hills) which is widely considered the nicest area within the SS16 postcode. This sought after home is within walking distance of local 'Outstanding' rated schools, local shops, Westley Heights Country Park, Langdon Hills Country Park and a reliable bus service. The home is also just under a 1 mile walk from Laindon Railway Station which connects to London Fenchurch Street on the C2C rail (with tube and DLR stations en route), which is the most reliable railway line in the UK. In the other direction Leigh-On-Sea is a 15-minute train journey or slightly longer car ride. For those that prefer the Greater Anglia line to London Liverpool Street (with Elizabeth Line stations en route), Billericay railway station is a short drive away. The A127 & A13 are also a short drive in each direction, connecting the M25 for any commuters that prefer to drive.

- Less than 1 mile to Railway Station (C2C)
- Lounge (19'6 x 15'11)
- Dining Room (11'8 x 14'4)
- Five Double Bedrooms
- Double Garage
- Walking distance to 'Outstanding' schools
- Kitchen (17'9 x 32'4) max
- Office (7'7 x 9'11 max)
- Four Bathrooms & a WC
- Driveway for Multiple Vehicles

## Westley Road

Langdon Hills

**£1,150,000**





# Westley Road



This modern home has been kept to an immaculate standard inside and the floorplan begins as follows:

## Entrance Hall

The property upon arrival is gifted with curb appeal and this appeal continues once through the front door and into the entrance hall. This room adjoins five other ground floor rooms with a series of doors in each direction. The entrance hallway also hosts the stairs, a large under-stairs storage cupboard, a further storage cupboard and gives access to the ground floor WC.

## Ground Floor WC

Comprised of toilet and sink.

## Lounge (19'6 x 15'11)

This spacious room is utilised as a lounge without the need to compromise its integrity with other furniture such as a dining table etc. The furniture faces towards a beautiful fireplace and the room is kept light and airy throughout the day with two sets of patio doors which lead out to the rear garden.

## Kitchen (17'9 x 32'4) max

The kitchen is one of the key selling points to this property! The conservatory at the rear of the kitchen provides natural light to each corner of the room throughout the day, whilst boasting further French doors into the rear garden.

There is an abundance of cupboard and marble-topped surface space provided by the stylish units as well as a series of integrated appliances and space for a range cooker and American fridge/freezer. There is also a gorgeous marble topped island at the heart of the room which boasts electrical outlets and space for a wine cooler.

The traditional brick fireplace in this room is a stunning feature worth mentioning, blending the balance between old and new.

## Utility Room (9'8 x 8'9)

This helpful utility room adjoins the kitchen and provides extra cupboard and surface space, two large storage cupboards, a side access door and a door into the double garage.

## Dining Room (11'8 x 14'4)

For those looking for a traditional dining room, this room is perfect! The room is a fantastic size and comfortably fits a large 8/10 seater dining table and chairs. The room also boasts a delightful bay window which overlooks the front of the home.

This room can of course be used in other ways! A secondary lounge, a playroom, a further office, the choice is yours!

## Office (7'7 x 9'11 max)

This office/study is well needed to support the modern day, work from home culture. This room would be considered spacious for an office, fitting a large desk, office chair and other accompanying furniture.

## Landing

This large landing hosts the gorgeous staircase and provides access to all bedrooms and the family bathroom suite.

## Bedroom 1 (14'9 x 18'9 max)

This bedroom is huge as no floor space is compromised by wardrobes due to the adjoining walk-in dressing room. A super king size bed easily fits in this room with side tables. There are two large windows that keep this room bright during the day.

## Dressing Room (8'5 x 7'8)

A very helpful addition to the master bedroom, hosting the wardrobe units and some extra floor space for changing.

## En-Suite

A modern three-piece suite comprised of a walk-in shower, toilet and sink.

## Bedroom 2 (16'6 x 14'4)

This room rivals the master bedroom for size and boasts all of the same perks. There is another dressing room, through which the bedroom is accessed. There are two windows facing different directions, once again keeping the room light during the day.

## Dressing Room 2 (7'0 x 7'5)

Another helpful addition, hosting the wardrobes for bedroom 2 and providing extra floor space for changing.

## En-Suite 2

A three-piece suite comprised of a walk-in shower, toilet and sink.

## Bedroom 3 (15'7 x 13'8) max

Another huge bedroom which also benefits from an en-suite.

## En-Suite 3

A three-piece suite comprised of a walk-in shower, toilet and sink.

## Bedroom 4 (14'7 x 9'5)

## Bedroom 5 (10'7 x 7'11)

Benefitting from a large built-in wardrobe.

## Family Bathroom Suite

A four-piece suite comprised of a walk-in shower, bath, toilet and sink.

## Double Garage (17'1 x 17'2)

As advertised, this double garage is a huge space in which two cars can park side by side. If cars aren't being parked in here, the space lends itself to operate as storage, a workshop or even a games room. The garage doors are electric and open via remote.

## External Benefits

The rear garden is truly delightful. Entirely overlooked, this south facing garden is low-maintenance and a sun trap for those that enjoy the summer months. The garden is two-tiered, the lower tier is a patio area utilised as a seating and outdoor dining space, the upper tier access by a few steps is a combination of grass, mature plants and trees, keeping the space incredibly private.

To the front of the house and leading to the double garage is a large driveway for a further 4 or more vehicles.

## Other points to note

The house is fully alarmed

Updates in the last 5 years

Kitchen units and flooring

All downstairs flooring

All internal doors

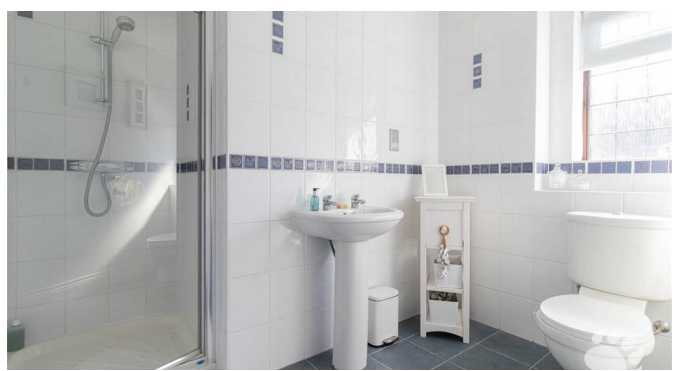
Front door

Patio

Carpet for stairs, landing, main bedroom, both dressing rooms

These homes very rarely come to market but when they do, they are immensely popular. Call us today to organise a viewing to see all of the benefits first hand!

Council Tax Band: G (£3578.85)

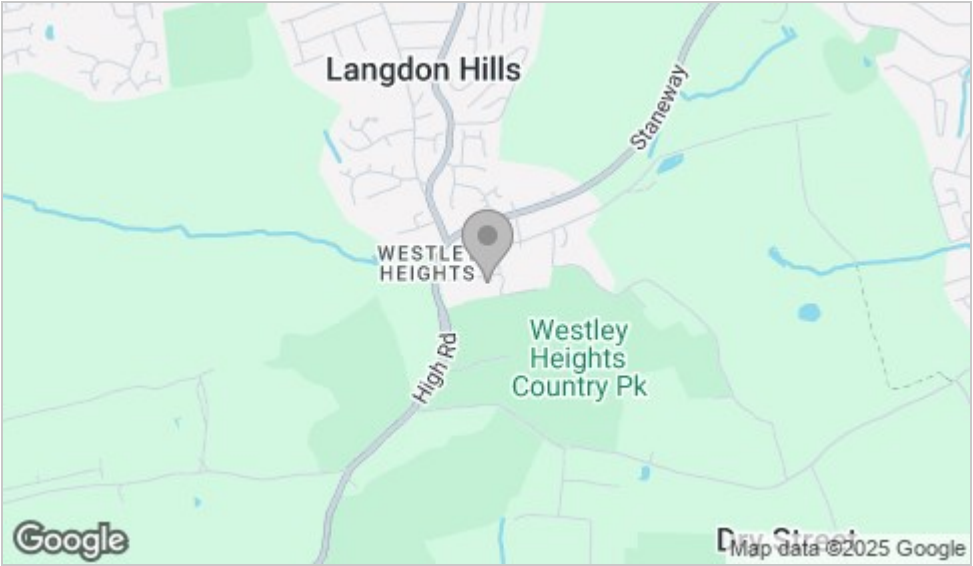




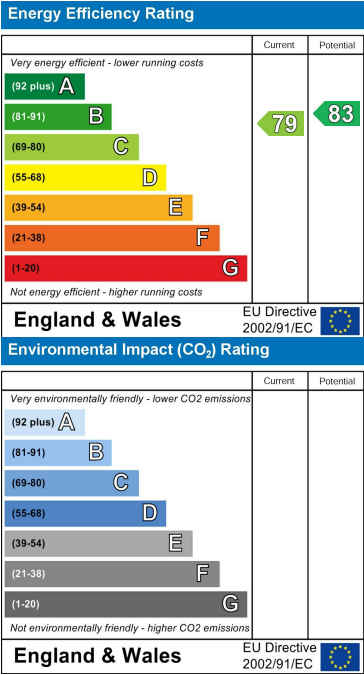
# Floor Plan



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

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>