



Bear Estate Agents are understandably enthused to bring to the market, this BRAND NEW HOME, scheduled for completion later this year which is able to boast FIVE DOUBLE BEDROOMS, FIVE EN SUITES and deceptively spacious living accommodation throughout coupled with a luxurious finish. The living accommodation measures in excess of 4,500 sq ft. This unique home is also able to boast a HUGE BASEMENT which will be set up as a HOME CINEMA.

- Five Double Bedroom, Five En Suite New Build Home Offering Over 4,500 Sq Ft Living Accommodation
- Living Room 15'10 x 15' Plus Separate Study 14'2 x 10'11
- Huge Basement With Cinema Room, Storage & W/C - Cinema Room 27'6 x 25'5
- Picturesque Location Within Short Stroll Of Langdon Hills Country Park
- Underfloor Heating Throughout With Exception Of Second Floor
- Huge Kitchen/Living/Dining Area 27'10 x 25'1 Plus Separate Utility Room 14' x 9'4
- Five Double Bedrooms, Five Sizeable En Suites Plus Dressing Room To Master Bedroom
- Pleasant Rear Garden With Side Access And Ample Driveway Parking To The Front
- Walking Distance To Rail Links Direct Into London
- 10 Year Buildzone Warranty In Place

Westley Road

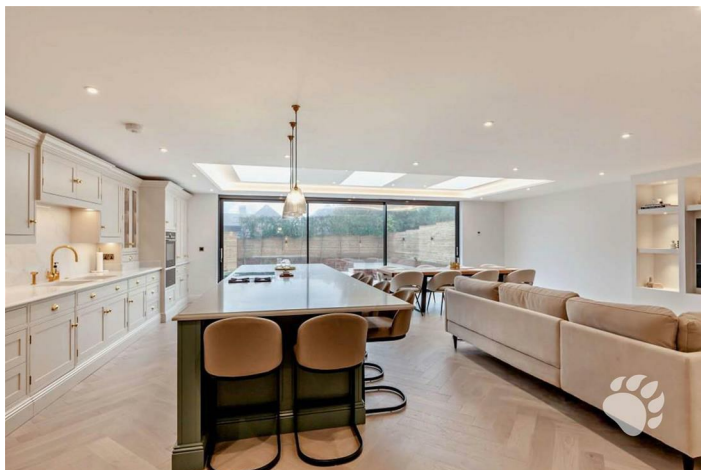
Basildon

£1,500,000

Guide Price



Westley Road



Guide Price £1,500,000 - £1,600,000...

Internally, the new owner will be greeted by the most striking and spacious of entrance halls which measures 30'4" in length.

The doors to the living room and kitchen come diner are floor-to-ceiling glass which allow an abundance of light in and out of each room.

The living room, to the front of the property measures 15'10" x 15' with a feature bay window and feature gas fireplace which becomes the focal point of the room.

There is a study separating the living room and kitchen come diner. The study measures 14'2" x 10'11" and, if not used as a study, could be utilised as a childrens playroom, an additional living area, home gym or even a sixth bedroom which is a great illustration of the versatility this home is able to offer.

Worthy of special mention is the incredible open plan kitchen, dining and living area which measures an incredible 27'10" x 25'1", providing the perfect environment in which to both entertain and relax. The kitchen benefits from a huge feature island which sits central to the kitchen area and an array of fitted appliances. Bar stools surround the island whilst there is ample dining space separate to the island.

There are three large skylights, which, alongside the sliding doors that sit to the rear of the room flood the entire area with natural light.

Completing the ground floor is the W/C, large utility room, 14' x 9'4" and the integral garage which measures a further 19'8" x 9'4".

This home is able to boast an incredibly rare, and almost priceless feature in the form of its own BASEMENT. Stairs from the first floor lead down to the lower ground floor, the basement and this area has a huge home cinema room. Measuring 27'6" x 25'5" this area is made up entirely as a home cinema but of course, this could be utilised to suit the new owners requirements. The basement is also able to boast its own W/C, a comms room and a large room, 13'9" x 9'9" which could be used as storage or again, to suit the new owners needs.

The first floor continues to impress and excel with three double bedrooms, three en suites and a dedicated dressing room to the master bedroom.

The master bedroom measures 16'1" x 14'3" and leads into the dressing room which measures a further 14' x 11'5". Completing the master bedroom suite is the four piece en suite, this measures 10'8" x 8'6" and consists of the W/C, washbasin, bathtub and separate shower.

Bedroom two measures 15' x 12'3" with its own en suite, a further 9'8" x 6'3" whilst bedroom three measures 12'5" x 12'3", with its en suite measuring 7'1" x 5'6". All three bedrooms to the first floor are large double bedrooms which is a fine feature within itself.

The second floor offers two further double bedrooms, both with en suites and walk in wardrobes. Bedroom four measures 14'2" x 11'10", the en suite measures 6'8" x 5'2" whilst the walk in wardrobe measures 8'4" x 5'2", bedroom five measures 13'6" x 10'3", the en suite measures 6'8" x 5'2" and the walk in wardrobe measures 6'8" x 5'2".

All of the property benefits from underfloor heating with the exception of the



second floor, the basement also has underfloor heating.

Externally, there is a pleasant rear garden, with side access whilst to the front there is ample driveway parking plus access to the integral garage.

The property is just a very short walk from Langdon Hills Country Park plus rail links direct into London. The location is able to boast something for all of the family and for those of all ages.

Having been built by a local and reputable developer who has a keen eye for what makes a house a home the new owner will benefit from an impeccable level of attention to detail with internal viewings coming highly recommended.

Guide Price £1,500,000 - £1,600,000...

Freehold.
Council Tax TBC.

Agents note, measurements are approximate and the photos used for illustrative purposes are of the neighbouring home which has been built to an almost identical standard and size.

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.

Incredible Five Bedroom New Build Home

Over 4,500 Sq Ft Accommodation Including Basement

Welcoming Entrance Hall

W/C

Living Room

15'10" x 15'

Home Office

14'2" x 10'11"

Kitchen/Living/Dining Area

27'10" x 25'1"

Utility Room

14' x 9'4"

Basement - Cinema Room

27'6" x 25'5"

Basement W/C

6'8" x 6'2"

Basement Storage Room

13'9" x 9'9"

Spacious First Floor Landing

Master Bedroom

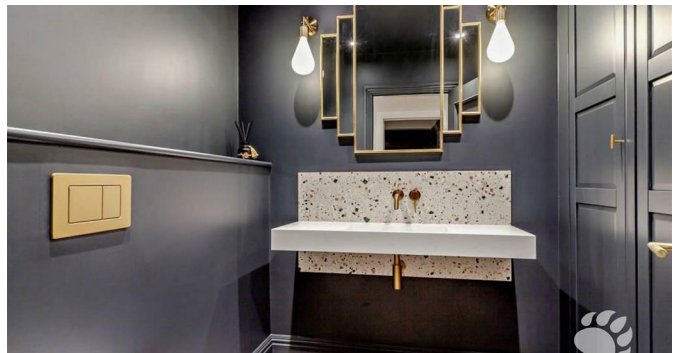
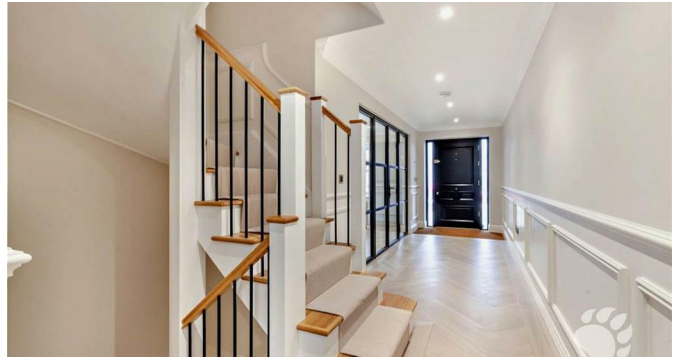
16'1" x 14'3"

Dressing Room To Master

14' x 11'5"

En Suite To Master

10'8" x 8'6"



Basement

Ground Floor

First Floor

Second Floor

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with MyPlan 3.0.0.0



A map of the Westley Heights area in Georgia. A grey pin marks the location of Westley Heights. To the north is Langdon Hills, and to the south is Westley Heights Country Park. Major roads shown include Staneway and High Rd. The map is credited to Google, with data from 2025.

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

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			81 62
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			