



## Parker Drive, Langdon Hills, Basildon

£550,000



- A beautifully presented and fantastically sized four bedroom family home
- Immaculately presented to a show home condition throughout with excellent size living space spread over three floors
- Constructed in 2019 by the reputable Redrow, one of the UK's leading developers
- Located on the highly desirable "Westley Green" development surrounded by open green space whilst with easy reach of Basildon's amenities and Basildon train station
- Over four years NHBC new build warranty remaining
- Lovely size lounge and spacious kitchen/diner
- Four good size bedrooms with master boasting en-suite shower room and fitted wardrobes
- Modern family bathroom and ground floor wc
- Landscaped South Facing rear garden with artificial grass and two patio seating areas
- Driveway parking and single detached garage with its own loft



**Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastically sized four bedroom family home boasting excellent size living space spread over three floors whilst being presented to an immaculate show home standard throughout. Located on the highly desirable "Westley Green" development this home was constructed in 2019 by the reputable Redrow and boasts over four years NHBC new build warranty remaining. Accommodation boasts an inviting entrance hallway, ground floor, stunning and spacious kitchen/diner with integrated appliances and a lovely size lounge. The first floor is home to three good size bedrooms and a modern family bathroom and the second floor boasts a huge master bedroom suite with fitted wardrobes and an en-suite shower room. Externally the property has a wonderful landscaped South Facing rear garden with artificial grass and patio seating area, driveway parking for multiple vehicles and a garage with its own loft. The position of this property is delightful, surrounded by open green space whilst being ideally located for all of Basildon's amenities. The train station and road links.**

Enter the property via door to front aspect. Access is given to ground floor cloakroom/WC. Stairs lead to first floor accommodation. Storage cupboard. Utility cupboard.

Kitchen/diner 15'5 x 8'2 double glazed window to front. Range of white high gloss wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces with matching up stands housing sink drainer with swan neck mixer tap. AEG encased oven, AEG microwave/oven. AEG induction hob, dishwasher, fridge/freezer and water filter system to remain. Wooden style flooring. Smooth ceiling with ample spot lighting.

Lounge 15'1 x 11'1 French double glazed doors to rear. Smooth ceiling.

First floor landing is home to three bedrooms and family bathroom. Stairs to second floor accommodation. Airing cupboard.

Bedroom two 13'3 x 8'3 double glazed window to rear. Fitted wardrobe.

Bedroom three 11'3 x 8'3 double glazed window to front.

Bedroom four 10'0 x 6'5 double glazed window to rear.

Family bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Tiling to walls. Tiled flooring. Obscure double glazed window. Heated towel rail.

Second floor is home to the main bedroom and en-suite shower room.

Main bedroom 20'3 max x 9'7 double glazed window to front. Velux double glazed window to rear. Fitted wardrobe and storage cupboard. Loft access.

En-suite comprises shower, wash hand basin and low level wc. Tiled flooring. Storage cupboard.

Externally the property has a lovely size South Facing low maintenance rear garden. Two patio seating areas. Personal door into garage. Remaining garden has artificial lawn. Side access gate, outside water tap and external outdoor socket.

Garage 23'4 x 10'0 up and over door, power and light connected. Storage space.

Driveway parking.

Council Tax Band: E

Local Authority: Basildon

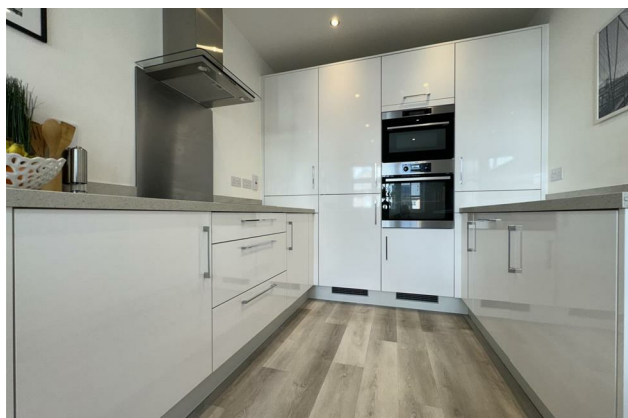
Yearly maintenance fee: £ tbc

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

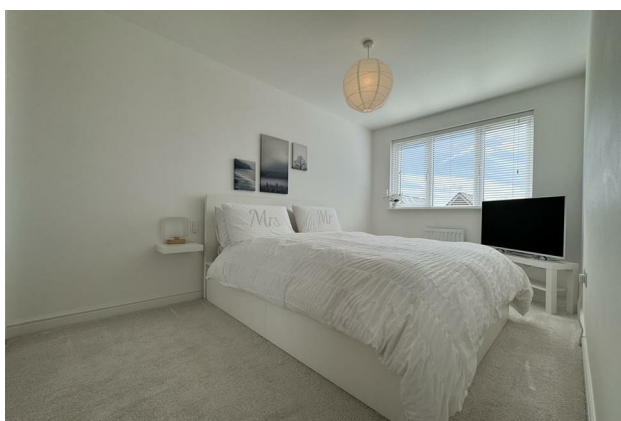
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

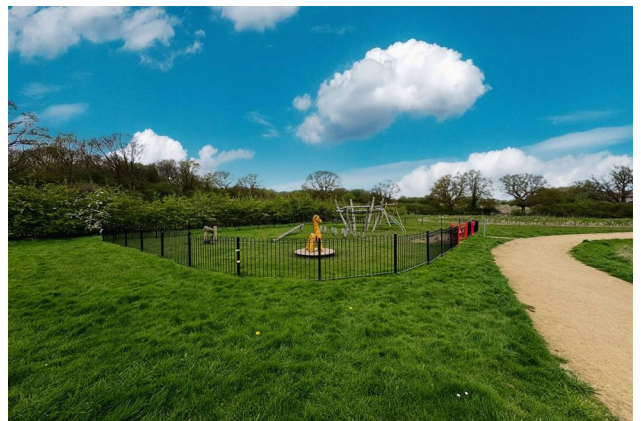
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby towns include Billericay to the north-west, Wickford to the north-east and Benfleet to the south-east. Founded as a new town after World War II in 1948, to accommodate the London population overspill from the conglomeration of four small villages, namely Pitsea, Laindon, Basildon and Vange. Basildon also has access to London via road, on the A127 and A13. Basildon is a growing area providing a huge array of shops, schools, sports venue and entertainment facilities.





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