



## Dry Street, Langdon Hills, Basildon

£850,000



- Brand new three bedroom detached bungalow, located on this exclusive luxury development
- High end fixtures, fittings and finishes
- Underfloor heating for all year comfort
- En-suite to Main Bedroom
- Electric vehicle charging point for garages
- Sleek aluminium Bi-fold doors, bringing indoor and outdoor spaces together
- Beautiful designed kitchen with state of the art integral appliances and premium worktops
- Bathrooms finished to the highest standards
- Entry phone system, fully alarmed, Gardens turfed, external tap
- Fitted carpets to staircase, sitting room, study and all bedrooms



Located within the picturesque, sought after Dry Street Langdon Hills, Basildon, is this exclusive brand new development presenting a rare opportunity for those seeking luxury living in a tranquil setting. Comprising only two individual detached bungalows, this prestigious enclave is designed for discerning buyers who appreciate both elegance and privacy.

Surrounded by rolling green landscapes, the property offers a serene rural atmosphere, perfect for those wishing to escape the hustle and bustle of city life. Despite its peaceful surroundings, residents will find themselves conveniently close to a range of excellent local amenities, ensuring that everyday needs are easily met.

For nature enthusiasts, the stunning Langdon Hills Country Park is just a stone's throw away, providing ample opportunities for leisurely walks, picnics, and outdoor activities. This idyllic location strikes a perfect balance between rural charm and accessibility, making it an ideal choice for families, professionals, or retirees alike.

In summary, this exclusive development in Dry Street, Langdon Hills, offers a unique blend of luxury, tranquillity, and convenience, making it a highly sought-after destination for those looking to invest in a beautiful home. Don't miss the chance to be part of this exceptional community.

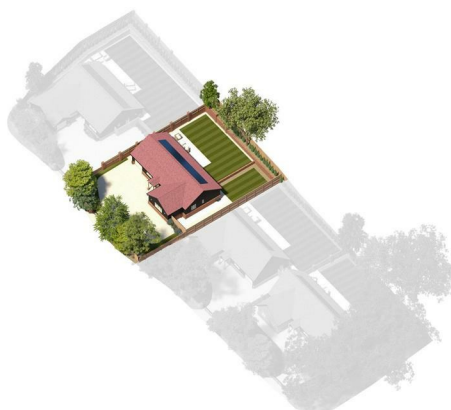
Council Tax Band: TBC  
Local Authority: Basildon

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.

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 £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



