



Welcome Cottage Dry Street, Langdon Hills, Basildon, SS16 5ND

Asking Price £675,000

- CHARMING DETACHED COTTAGE STYLE PROPERTY
- FARMLAND VIEWS TO REAR
- CHARACTER FEATURES
- TWO RECEPTION ROOMS
- TWO DRIVEWAYS PLUS GARAGE
- SEMI-RURAL LOCATION
- ORIGINALLY BUILT CIRCA 1866 - REBUILT IN THE 1980'S
- THREE BEDROOMS
- FABULOUS AND VERSATILE OUTBUILDING
- SUPERB AND SPACIOUS FOUR PIECE BATHROOM SUITE

CHARMING, CHOCOLATE BOX, CHARACTER STYLE DETACHED HOME IN SEIM-RURAL LOCATION ENJOYING FARMLAND VIEWS TO THE REAR. From the moment you open the solid wood front door, and step into the delightful entrance hall with it's parquet flooring and fireplace, you will be enchanted by this character style property simply oozing charm and character in every room. The parquet flooring continues through the lounge with it large fireplace, dining room with fireplace and cozy study. An exceptionally spacious kitchen/breakfast room adjoins the lounge, with a range of Pine fitted eye and base level with work surfaces over, fitted appliances and stunning views to the rear. The ground floor is completed with the cloakroom having wash hand basin and low level W.C. Upstairs is a charming landing with fireplace and loft access. Off the landing are the three bedrooms, with bedroom three enjoying a fireplace and vaulted ceiling. You will be surprised at just how spacious the family bathroom is, with it's shower cubicle, large tub, wash hand basin and low level W.C, tiled walls, floor and heated towel rail. Externally the rear garden enjoys uninterrupted views over farmland and has been interestingly designed with raised deck terrace and display beds. The garden shed sits at the back of the garden, ideal for those who like to potter around in the garden and take a break the hectic nature of life. If you love to entertain and throw a party the huge outbuilding with it's bar area is the place for you. Enjoying a driveway to either side and a detached garage, parking certainly is not a problem. Although semi-rural, you are still conveniently close to nearby amenities and transport links, making the property a perfect package for the right buyer.



Council Tax Band: F



ENTRANCE HALLWAY

8'10 x 8'3

DINING ROOM

11'1 x 8'11

LOUNGE

19'9 x 15'9

KITCHEN / BREAKFAST ROOM

15'11 x 12'5

STUDY

9'4 x 8'11

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

11'6 x 9'0

BEDROOM ONE

16'8 x 9'8

BEDROOM TWO

12'8 x 7'5 max

BEDROOM THREE

9'4 x 8'11

FAMILY BATHROOM

11'8 x 7'3

OUTBUILDING / BAR

28'1 x 15'10

ATTACHED GARAGE

18'4 x 12'5

SOUTH FACING REAR GARDEN





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

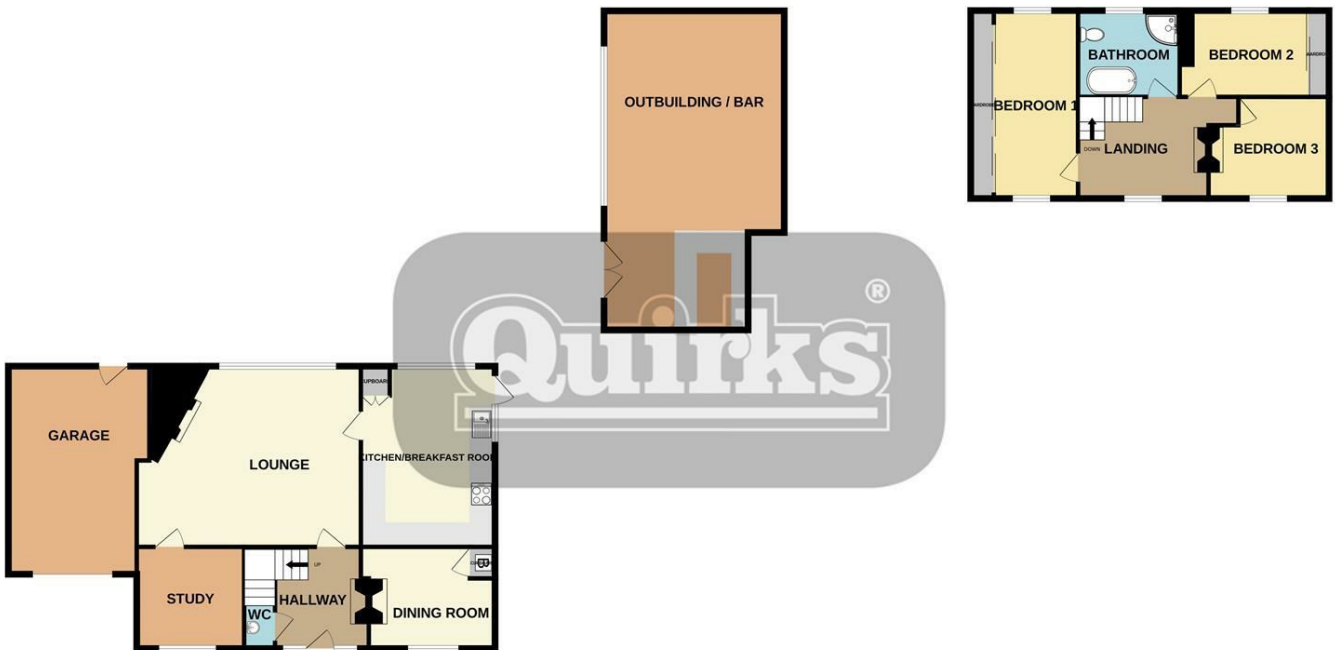
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1371 sq.ft. (127.3 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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