



24 Westley Road, Langdon Hills, Basildon, SS16 5PA

GUIDE PRICE £775,000

- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CORNER PLOT MEASURING 216FT LONG
- EARLY VIEWING ADVISED
- LARGE SOUTH FACING PLOT
- CLOSE TO COUNTRY PARK
- EXTENDED DETACHED BUNGALOW

- POTENTIAL FOR REDEVELOPMENT (STPP)
- 75FT FRONTAGE
- NO ONWARD CHAIN

An extended three bedroom detached bungalow dated back to the early 1900's, occupying a large South facing corner plot, located in a sought after road, close to Langdon Hills Country Park. Offered for sale with NO ONWARD CHAIN. This property has excellent scope for redevelopment, subject to planning consent being passed, the total plot measures 75ft (22.8 meters) wide across the building line, narrowing to the rear boundary. The total plot depth is 216ft (66 meters) at the furthest point. Due to the rarity of these types of property coming to the market in such a desirable location, early viewing is strongly advised.

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Council Tax Band: E



ENTRANCE HALLWAY

14'11 x 6'0

LIVING ROOM

15'0 x 12'0

DINING ROOM

18'5 x 9'11

KITCHEN / BREAKFAST ROOM

20'7 reducing to 11'7 x 19'0

BEDROOM ONE

11'11 x 11'11

BEDROOM TWO

12'1 x 10'1

BEDROOM THREE

12'0 x 11'0

WET ROOM

7'11 x 3'9





Total Area: 118.4 m² ... 1274 ft²

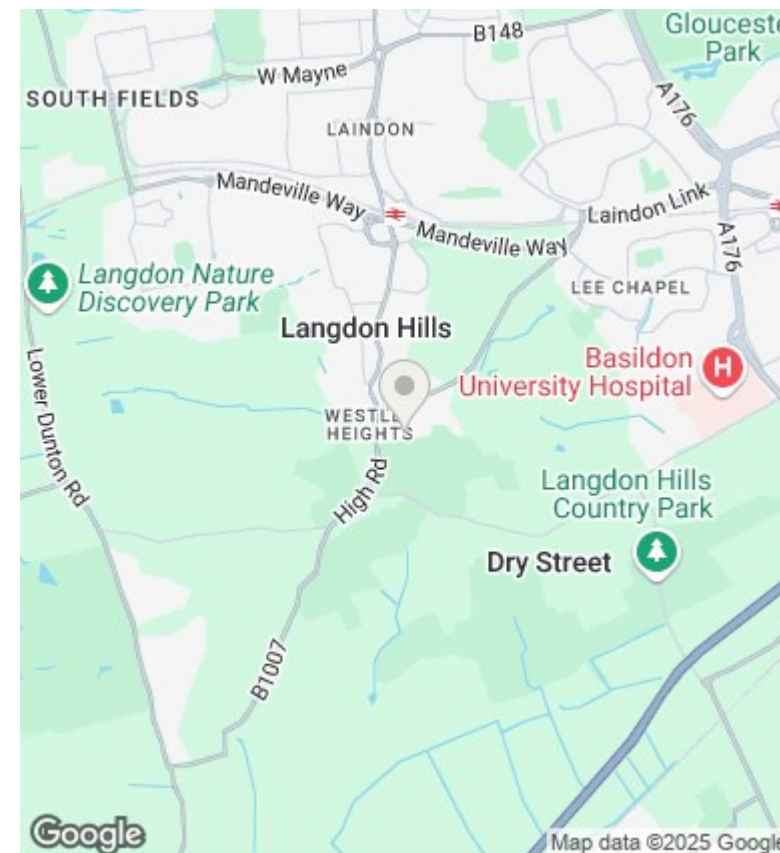
Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Viewings

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

Council Tax Band

E



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