

ASHTON  WHITE
Leading the way home

8 Hammond Close, Westley Green, Langdon Hills, Basildon SS16 5HJ
£2,400 Per Month

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****AVAILABLE END OCTOBER 2026****

Positioned on the favourable southern periphery of the highly sought-after Westley Green development, this exceptional three bedroom detached family home offers an outstanding opportunity to occupy a beautifully presented, modern residence built by Redrow in 2020. ****VIEWING FROM MON.14th SEPTEMBER****

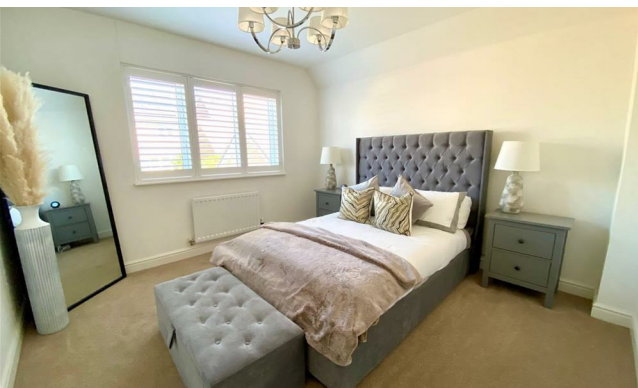
Designed in the popular "Warwick" style this property enjoys an elevated specification throughout, combining elegant design with practical family living across approximately 1,057 sq ft of accommodation.

The location is equally impressive, offering a perfect blend of convenience and lifestyle. The property is situated within approximately 0.6 miles of Chapel Hill Primary School, making it an excellent choice for families. Basildon University Hospital is just moments away, while Basildon train station, located around 1.4 miles from the property, provides direct links into London, ideal for commuters. For those who enjoy the outdoors, Westley Heights Country Park is within easy reach, offering beautiful green spaces, walking trails, and scenic views.

This is a rare opportunity to reside in a substantial, high-specification family home within one of Basildon's most desirable modern developments. Combining space, style, and a prime location, this property offers everything for contemporary family living.

AGENT NOTE: GARAGE EXCLUDED FROM RENTAL : THERE IS AN ESTATE CHARGE OF £200.00 PER ANNUM





REDROW HOMES "THE WARWICK"
NEW BUILD COMPLETED IN 2020
SPACIOUS ENTRANCE HALLWAY

GROUND FLOOR W.C.
5'7 x 3'3 (1.70m x 0.99m)

LOUNGE
15'5 x 11'7 (4.70m x 3.53m)

KITCHEN/DINING
18'11 x 12'3 (5.77m x 3.73m)

BEDROOM ONE
11'11 x 11'8 (3.63m x 3.56m)

EN-SUITE SHOWER
8'8 x 4'2 (2.64m x 1.27m)

BEDROOM TWO
11'6 x 11'5 (3.51m x 3.48m)

BEDROOM THREE
11'9 x 7'2 (3.58m x 2.18m)

BATHROOM
8'8 x 7'0 (2.64m x 2.13m)

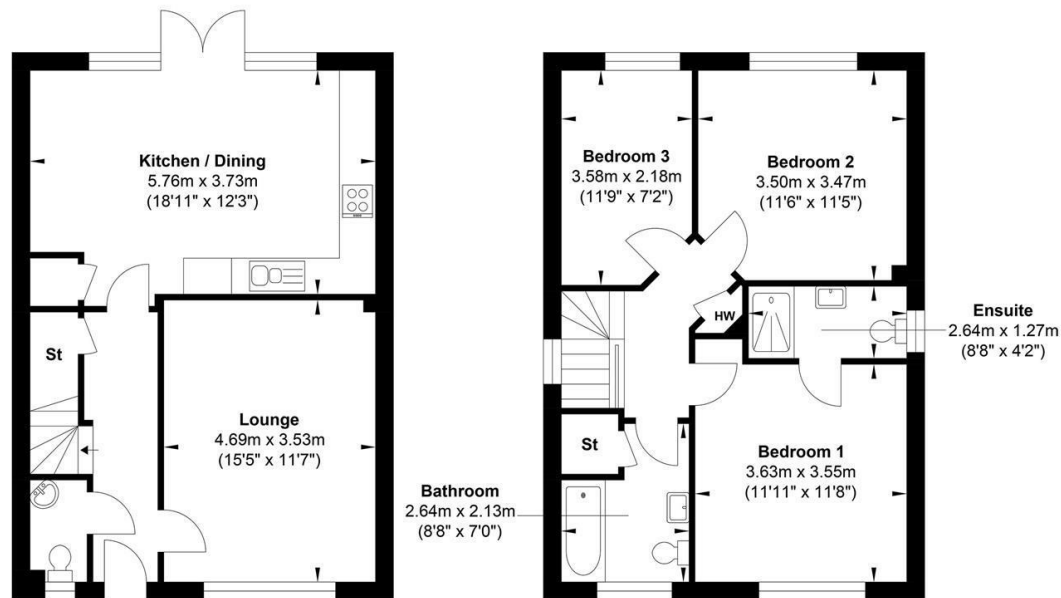
GAS RADIATOR HEATING

PRIVATE REAR GARDEN

OFF ROAD PARKING

MEWS POSITION OVERLOOKING
FIELDS

AIR CONDITIONING TO SELECT
ROOMS

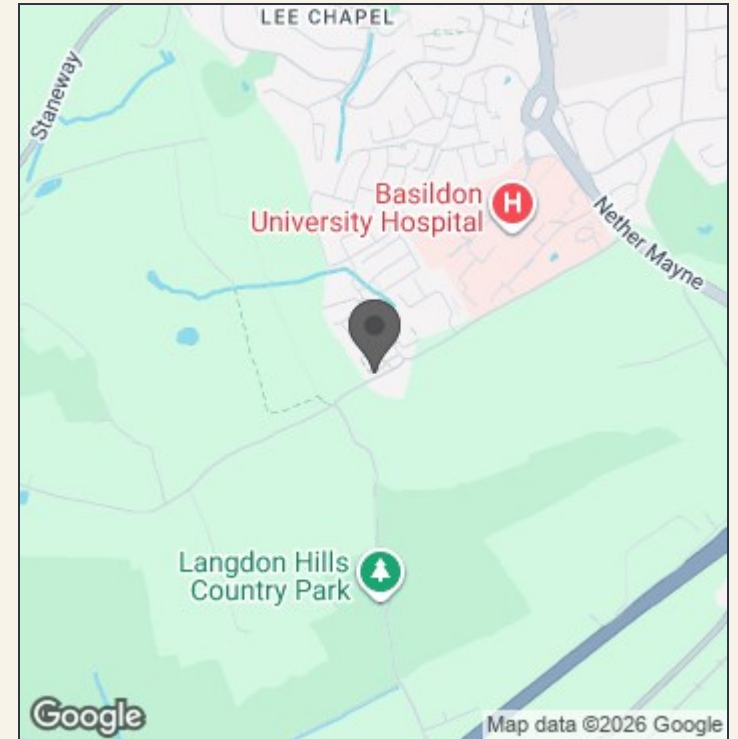


Ground Floor

First Floor

Gross Internal Floor Area : 98.26 m2 ... 1057.66 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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