



Tel: 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
exp



Dixon Link, Langdon Hills

4 2 1









Situated within the highly desirable Westley Green development in Langdon Hills, this exceptional four-bedroom detached family home offers an outstanding opportunity to acquire a beautifully presented Redrow-built Shaftesbury style property in one of the area's most sought-after residential locations. Occupying a generous corner plot and enjoying an enviable position overlooking Westley Heights Country Park, this impressive home combines spacious family accommodation with high-quality finishes, attractive modern styling and an abundance of outside space. Offering approximately 1,562 sq. ft. of accommodation including the detached garage, the property has been thoughtfully designed for contemporary family living while benefiting from an excellent position close to highly regarded schools, transport links and everyday amenities. From the moment you arrive, the property makes an immediate impression with its attractive traditional Redrow façade, combining timeless architecture with modern construction. Occupying a substantial corner plot, the home enjoys an elevated sense of space, enhanced kerb appeal and a wonderful outlook across the open green spaces of Westley Heights Country Park. The detached garage is positioned to the side of the property and is complemented by a driveway providing off-street parking for multiple vehicles, making it ideal for growing families and visiting guests alike. The generous frontage, landscaped borders and covered entrance porch create an elegant and welcoming first impression.

Stepping inside, the spacious entrance hall immediately sets the tone for the quality found throughout the home. Bright and inviting, the hallway provides access to the principal ground floor accommodation while offering a practical layout perfectly suited to modern family life.

The elegant living room is a superb reception space, flooded with natural light from dual aspect windows which create a wonderfully bright and airy atmosphere throughout the day. Featuring attractive herringbone flooring, decorative wall panelling and a beautiful feature fireplace, this room provides an excellent setting for relaxing with family or entertaining guests. The generous proportions comfortably accommodate substantial furniture while maintaining a warm and inviting ambience.

Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room. Beautifully designed with both everyday family living and entertaining in mind, this outstanding space offers an extensive range of contemporary wall and base units, generous work surfaces and ample space for both dining and informal seating. Large windows together with French doors overlooking the rear garden allow natural light to flood the room, creating a bright and sociable environment that seamlessly connects the indoor and outdoor living spaces.

The kitchen has been thoughtfully planned to maximise both functionality and style, with integrated appliances, extensive storage and plenty of preparation space making it ideal for busy family life. The dining area comfortably accommodates a large family dining table while still leaving excellent circulation space, making it equally suitable for everyday meals or larger social occasions.

Leading directly from the kitchen is a separate utility room, providing additional worktop space, storage and appliance areas while helping to keep the main kitchen beautifully uncluttered. The utility room also offers direct external access, making it particularly practical after countryside walks or gardening. Completing the ground floor accommodation is a convenient cloakroom/WC, an essential feature for modern family living.

Ascending to the first floor, the spacious landing provides access to four well-proportioned bedrooms together with the family bathroom and additional storage.

The principal bedroom is an impressive double room enjoying pleasant views across the surrounding area while offering fitted storage space and the added luxury of a private en-suite shower room. Beautifully appointed, the en-suite provides contemporary sanitary ware and creates an ideal private retreat for the homeowners.

Bedrooms two and three are both generously sized double bedrooms, offering excellent versatility for children, guests or older family members. Bedroom four provides an excellent single bedroom but could equally function as a nursery, home office or study depending upon individual requirements.

Serving the remaining bedrooms is a stylish family bathroom, finished with a modern suite comprising a bath, wash hand basin and WC, creating a practical yet attractive space for everyday family use.

Externally, the rear garden has been designed to provide an excellent balance of outdoor entertaining and low-maintenance living. A generous patio area immediately adjoining the property creates the perfect setting for al fresco dining, summer barbecues and relaxing with family and friends. The remainder of the garden has been thoughtfully landscaped with artificial lawn, ensuring year-round greenery while minimising maintenance. Mature planting, attractive borders and a raised decked seating area combine to create a private and enjoyable outdoor environment suitable for both adults and children. Thanks to the generous corner plot, the property enjoys additional outside space rarely found with comparable homes, further enhancing its appeal for families.

The detached garage offers secure parking or valuable additional storage, while the driveway provides off-street parking for multiple vehicles.

The location is one of the property's greatest strengths. Positioned within the prestigious Westley Green development, the home enjoys uninterrupted views overlooking Westley Heights Country Park, providing immediate access to beautiful open green spaces, woodland walks and nature trails. Families will appreciate being situated within approximately 0.3 miles of the highly regarded Chapel Hill Primary School, while commuters benefit from Basildon C2C railway station being approximately 1.2 miles away, offering direct services into London Fenchurch Street. Basildon town centre, local shops, leisure facilities, restaurants and excellent road links are all within easy reach, making this an exceptionally convenient location for modern family life.

This beautifully presented Redrow Shaftesbury style home successfully combines generous family accommodation, stylish contemporary interiors, an outstanding open-plan kitchen and dining space, four well-proportioned bedrooms, a detached garage, ample off-street parking, a substantial corner plot and an enviable position overlooking Westley Heights Country Park. Offering both quality and practicality in equal measure, it presents a superb opportunity for families seeking a home ready to move straight into within one of Langdon Hills' most desirable developments.

- SHAFTESBURY STYLE PROPERTY BUILT BY REDROW
- EN-SUITE TO MASTER BEDROOM
- FOUR BEDROOM DETACHED FAMILY HOME
- FIRST FLOOR FAMILY BATHROOM AND GROUND FLOOR
- GARAGE AND DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- OVERLOOKING WESTLEY HEIGHTS COUNTRY PARK
- OPEN PLAN KITCHEN/DINING ROOM WITH SEPERATE UTILITY ROOM
- WITHIN 1.2 MILES OF BASILDON C2C STATION
- SITUATED WITHIN 0.3 MILES OF CHAPEL HILL PRIMARY SCHOOL
- COUNCIL TAX BAND F



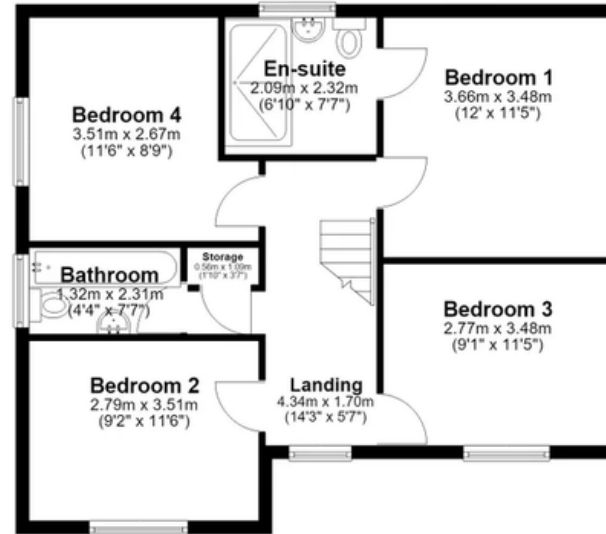
Ground Floor

Approx. 82.8 sq. metres (891.6 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 145.1 sq. metres (1562.2 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.