



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£550,000**

**Freehold**

4x 1x 1x

**Pittfields, Langdon Hills,  
Basildon, Essex, SS16**

**DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 4 bedroom well presented detached house
- Ground floor cloakroom and study
- En-suite to bedroom 1
- Quiet cul-de-sac location with driveway parking and garage
- Walking distance to Laindon train station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Study : 9'8 x 5'8 (2.95m x 1.73m)  
Kitchen/Breakfast Room : 15'7 x 12'4 (4.75m x 3.76m)  
Lounge  
Dining Room : 12'5 x 9'1 (3.79m x 2.77m)

### FIRST FLOOR

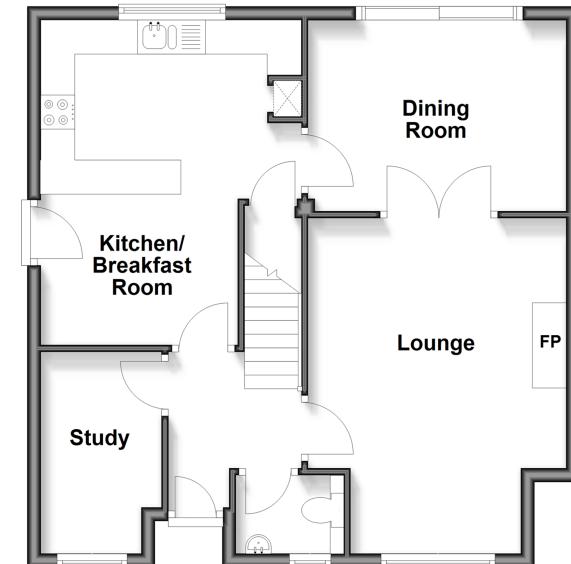
Landing  
Bedroom 1: 12'6 x 9'9 (3.81m x 2.97m)  
En-Suite Shower Room  
Bedroom 2: 12'6 x 9'2 (3.81m x 2.80m)  
Bedroom 3: 9'2 x 8'7 (2.80m x 2.62m)  
Bedroom 4: 8'6 x 7'8 (2.59m x 2.34m)  
Bathroom

### OUTSIDE

Rear Garden  
Driveway  
Garage

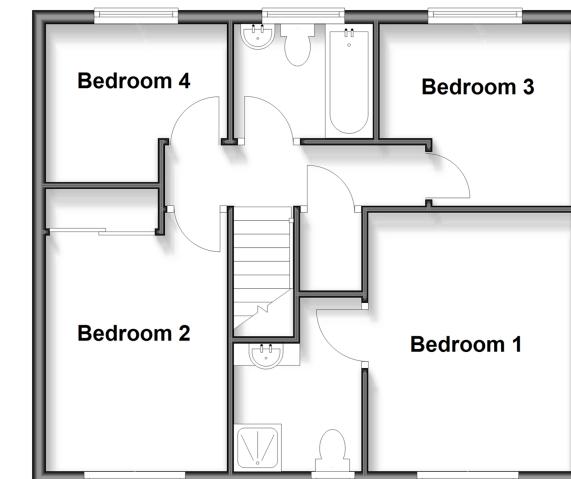
### Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



Call Basildon - 01268 293993 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(71)

POTENTIAL:  
C(78)



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