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ASPIRE
ESTATE AGENTS









French Close, Basildon Guide price £480,000

*** GUIDE PRICE £480,000 - £500,000 *** Aspire Estate Agents are delighted to present this immaculate three-bedroom semi-detached family home, ideally positioned on French Close within the sought-after Westley Heights development in Langdon Hills.

Built by Redrow Homes as part of its highly regarded Heritage Collection, this attractive 'Letchworth' design combines traditional exterior styling with a bright, contemporary interior and a well-planned layout for modern family life.

The ground floor opens into a welcoming entrance hall with access to a convenient cloakroom and a generous separate living room, providing an inviting space for relaxing and entertaining.

To the rear is the superb 17'10" x 11'5" kitchen/dining room, designed as the social heart of the home. The kitchen features stylish fitted units, integrated appliances, tiled splashbacks, generous worktop space and a water-softener system. There is ample room for a family dining table, while doors open directly onto the rear garden and allow plenty of natural light to flood the space.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms offer excellent flexibility for children, guests or a home office. A stylish family bathroom completes the first floor.

Externally, the landscaped rear garden provides an excellent space for entertaining and family life. To the front, a lengthy driveway offers valuable off-street parking and leads to a particularly generous 23'4" garage with excellent storage or workshop potential. The property also benefits from an EV charging point.

Ground Floor

Entrance Hall – 13'6" x 6'9"
A spacious and welcoming entrance with access to the principal ground-floor rooms.

Living Room – 15'11" x 10'9"
A beautifully presented and generously proportioned separate reception room.

Kitchen/Dining Room – 17'10" x 11'5"
A superb contemporary family space with fitted kitchen, integrated appliances, dining area and direct access to the rear garden.

Ground-Floor WC – 5'10" x 2'7"

First Floor

Principal Bedroom – 11'5" x 10'9"
A generous double bedroom complemented by a private en-suite shower room.

En-Suite – 7'2" x 4'1"

Bedroom Two – 13'11" x 8'10"
A particularly spacious second bedroom.

Bedroom Three – 8'9" x 8'7"
Ideal as a child's bedroom, guest room or home office.

Family Bathroom
Modern three-piece family bathroom.

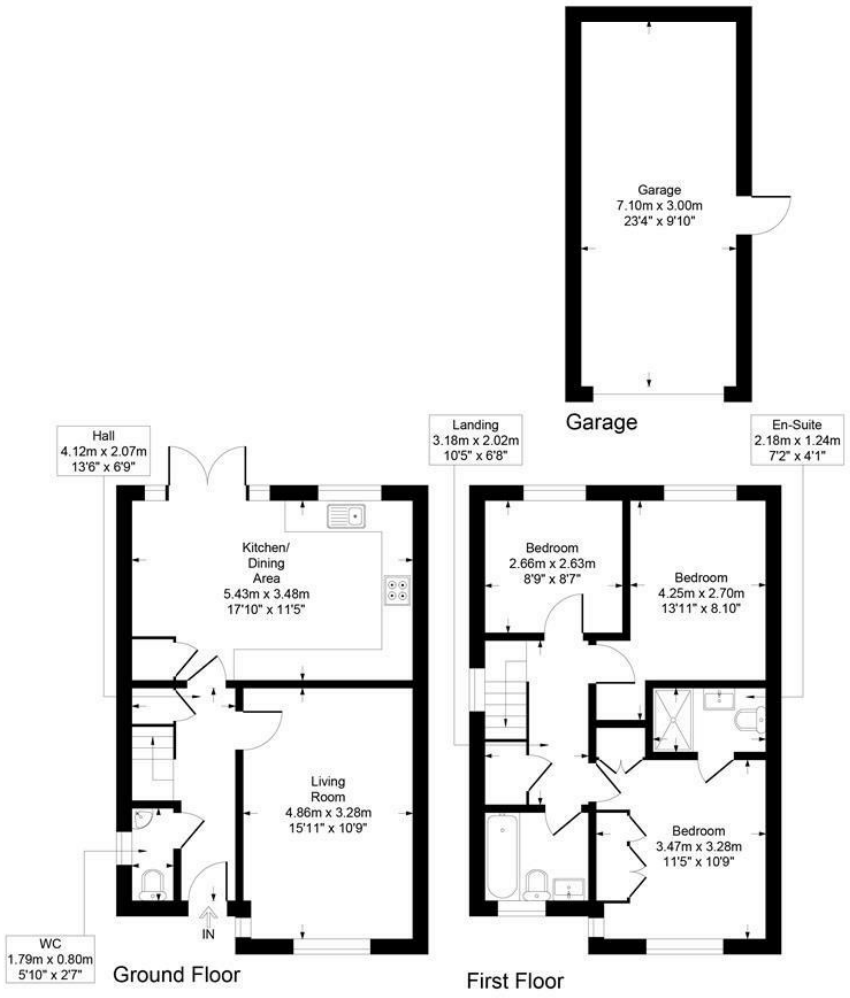
Landing – 10'5" x 6'8"

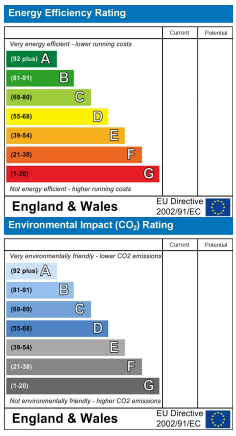
Garage – 23'4" x 9'10"
An unusually generous garage providing excellent parking and storage space.

EPC Rating: B
Council Tax Band: E
Approximate Service Charge: £250 Per Annum

4 French Close

Approximate Gross Internal Floor Area = 110.0 sq m / 1184 sq ft
(Including Garage)
Garage = 21.3 sq m / 229 sq ft







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