MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Kingston Hill, Langdon Hills

Morgan Brookes believe – This is a unique character property set within Westley Heights Country Park, offering a rare combination of peaceful countryside surroundings & convenient access to local amenities & transport links. Occupying a generous plot with excellent outdoor space and useful outbuildings. Offering 4 bedrooms, 4 reception rooms, 4 bathrooms & 3 WC's, this spacious family home provides versatile accommodation in a truly special setting.

Our Sellers love - Having the wonderful wildlife here, from occasional deer and nesting garden birds to red kites circling overhead. With countryside walks on the doorstep, yet easy access to the A127, A13 and Laindon station, the property offers both tranquility and convenience. Downsizing makes leaving difficult after so many happy memories. It is a truly special home, & they hope its next owners will enjoy it as much as they have.

Key Features

- Located Within Westley Heights Country Park.
- Incredible Detached Family Residence.
- 4 Bathrooms & 3 WC's.
- Detached Double Garage / Work Shop.
- 36' Outbuilding (Stables Previously).
- Potential Annex.
- Approx 1 Acre Private Plot.
- Electric Gated In & Out Driveway.
- Call Morgan Brookes Today!

Offers in Excess of £1,300,000

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Kingston Hill, Langdon Hills

Entrance
Double glazed panelled door to:

Entrance Hallway
Stairs to first floor accommodation, understairs storage cupboard, radiator, coving to ceiling, carpet flooring, doors to:

Ground Floor Cloakroom
Double glazed window to front aspect, low level WC, pedestal hand basin, radiator, complimentary tiling to walls & flooring.

Office
9’ 9” x 9' 8'' (2.97m x 2.94m)
Windows to front & side aspects, radiator, fitted range of base & wall mounted units, coving to smooth ceiling incorporating downlights, carpet flooring.

Dining Room
15’ 1'' x 12' 4' (4.59m x 3.76m)
Two double glazed windows to rear aspect, feature fireplace, coving to smooth ceiling incorporating downlights, carpet flooring, double doors to:

Garden Room
13' 5'' x 10' 6'' (4.10m x 3.20m)
Double glazed windows to 3 aspects, double glazed French doors to rear aspect, 2 radiators, vaulted ceiling, tiled flooring.

Kitchen
22' 8'' x 11' 10'' (6.90m x 3.60m)
Double glazed windows to front & side aspects, radiator, fitted range of base & wall mounted units, Granite work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, built in oven, electric hob with extractor over, fitted Aga with extractor over, space for American style fridge /freezer, Granite breakfast bar, wall mounted boiler, coving to smooth ceiling, opening to:

Sun Room
19' 7'' x 11' 6'' (5.96m x 3.50m)
Double glazed French doors to both side aspects, double glazed windows to both side aspects, radiator, vaulted ceiling, tiled flooring, double doors to:

Sales | Lettings | Property Management
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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Living Room
22' 8'' x 19' 5'' (6.09m x 5.91m)
2 double glazed windows to front aspect, 3 further double glazed windows to side aspect, 3 radiators, coving to smooth ceiling incorporating downlights, solid wood flooring, door to:

Hallway 2
Double glazed stable style door to side aspect, storage cupboard, smooth ceiling incorporating downlights & loft access, tiled flooring, door to Master Bedroom, further door to:

Inner Lobby
Radiator, slate tiled flooring, door to:

Ground Floor Cloakroom
Window to side aspect, concealed cistern WC unit with Quartz top, vanity hand basin, slate tiled flooring.

Master Suite (Potential Annex)
26' '' x 23' 7'' (7.92m x 7.18m)
Double glazed French doors & double glazed box bay window to rear aspect, 2 double glazed half moon windows to side aspect, 3 radiators, range of fitted bedroom furniture, coving to smooth ceiling incorporating downlights, carpet & engineered wood flooring, doors to:

Dressing Room
12' 9'' x 8' 6'' (3.88m x 2.59m)
Smooth ceiling incorporating downlights, range of fitted units, 2 large mirrors, carpet flooring.

En-Suite Bathroom
12' 7'' x 11' 0'' (3.83m x 3.35m)
Double glazed box bay window to side aspect, radiator, freestanding bath, concealed cistern WC, his & hers wash hand basins set within vanity unit with laminate marble top, fully tiled double shower cubicle, smooth ceiling incorporating downlights, complimentary tiling to walls & floor.

Utility Room
12' 8'' x 5' 10'' (3.86m x 1.78m)
Double glazed stable style door & window to rear aspect, radiator, range of fitted base & wall mounted units, Quartz work surface incorporating sink & drainer unit, splash back tiling, space & plumbing for appliances, wall mounted boiler, smooth ceiling incorporating downlights, tiled flooring.

First Floor Landing
Loft access, built in airing cupboard, radiator, doors to:

Bedroom 2
13' 11'' x 12' 4'' (4.24m x 3.76m)
Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling, carpet flooring, door to:

En-Suite Shower Room 2
Double glazed window to side aspect, double shower cubicle, low level WC, pedestal hand basin, chrome heated towel rail, complimentary tiling to walls, waterproof pvc flooring.

Bedroom 3
12' 2'' x 9' 11'' (3.71m x 3.02m)
Double glazed window to rear aspect, radiator, fitted wardrobes, smooth ceiling, carpet flooring, door to:

En-Suite Shower Room 3
Double glazed window to rear aspect, hand basin & WC set within vanity unit, shower cubicle, radiator, smooth ceiling incorporating downlights, complimentary tiling to walls, waterproof pvc flooring.

Bedroom 4
9' 10'' x 8' 10'' (2.99m x 2.69m)
Double glazed window to front aspect, radiator, fitted wardrobe, smooth ceiling, carpet flooring.

Shower Room
Low level WC, shower cubicle, pedestal hand basin, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling, wood effect laminate flooring.

Rear Garden
Approx 1 acre plot, large paved patio area with hot tub to remain with multiple additional entertaining areas, the remainder being laid to lawn with various flowers, shrubs & trees.

Outbuilding (Stables Previously)
36' 11'' x 11' 2'' (11.24m x 3.40m)
Double glazed window to side aspect, 4 double glazed windows to front aspect, power & light connected.

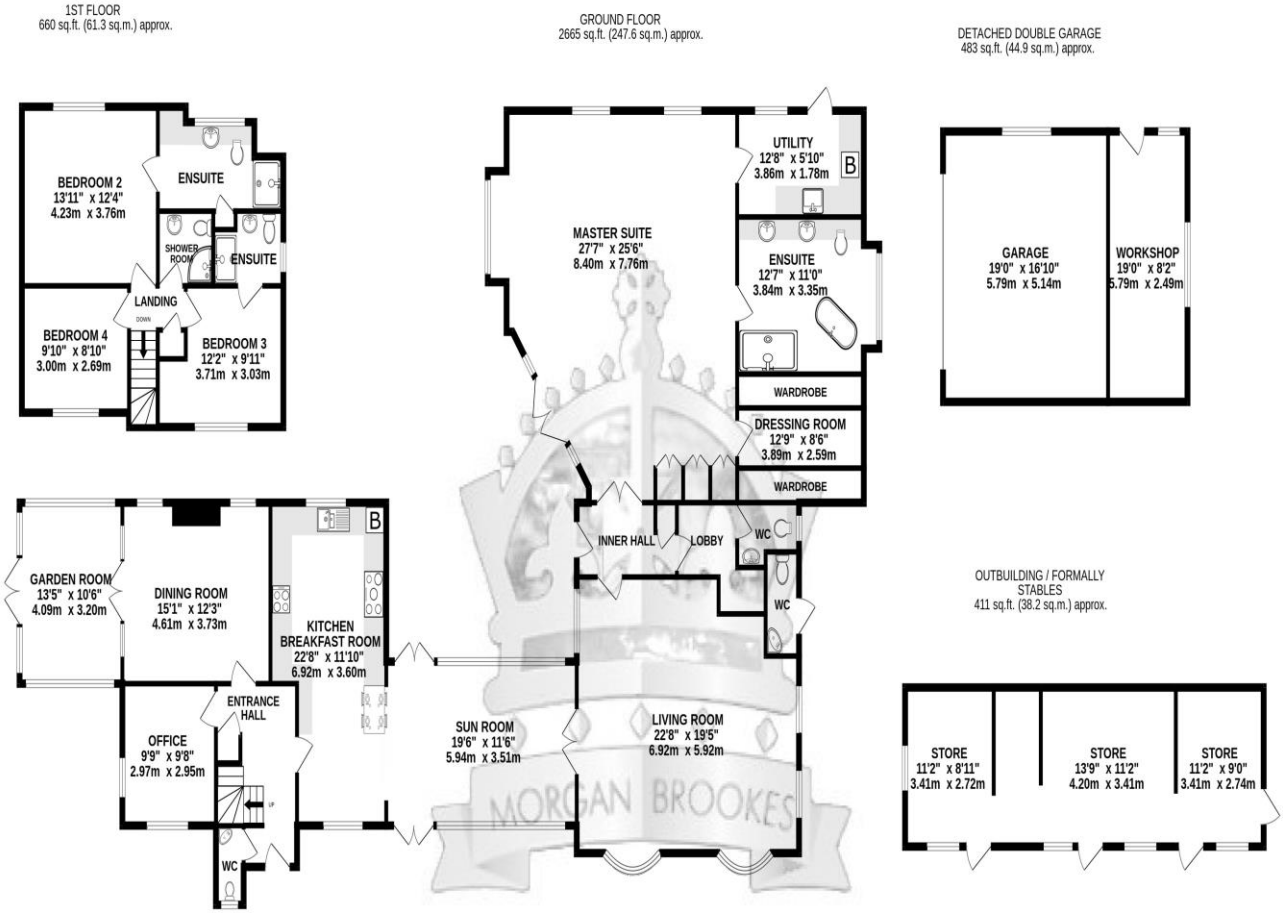
Detached Double Garage / Store
Store/Workshop
19' 0'' x 8' 3'' (5.80m x 2.51m)
Glazed window to side aspect, power & light connected.

Garage
19' 0'' x 16' 10'' (5.80m x 5.14m)
Electric powered up & over door, power & light connected.

Front of Property
Extensive in & out driveway with electric gated access offering private parking. Lawn area with various trees & shrub boarders.

Additional Information
Property & outbuildings monitored alarmed & CCTV all to remain.

Local Authority Information
Basildon Borough Council
Council Tax Band: G



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TOTAL FLOOR AREA : 4219 sq.ft. (392.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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