



Connells

Ross Way
Langdon Hills Basildon

Ross Way Langdon Hills Basildon SS16 6LX

for sale
£1,250,000



Property Description

Backing directly onto a beautiful nature reserve, this executive detached family home offers over 3,600 sq. ft. of versatile accommodation. The property welcomes you with a spacious entrance hall and features a generous lounge with sliding doors opening onto the rear patio, a separate study, utility room, dining room, double garage with internal access, a generous driveway providing parking for multiple vehicles, a self-contained annexe above the garage and a recently refurbished downstairs w/c. Upstairs, there are six well-proportioned bedrooms served by three recently refurbished bathrooms, all finished to a high contemporary standard.

Outside, the landscaped rear garden has been designed for entertaining, enjoying a swimming pool and a fantastic bar room, providing the perfect space for social gatherings, celebrations and relaxing with family and friends, all whilst enjoying the peaceful backdrop from the adjoining nature reserve.

The property is conveniently located for a selection of highly regarded local schools, including Great Berry Primary Academy and The James Hornsby School. Currently generating rental income, the annexe comprises a double bedroom, living area, kitchen and a stylish marble bathroom, making it ideal for guests, multi-generational living or continued investment.

A rare opportunity to acquire a Luxe family home in a peaceful cul-de-sac setting, combining extensive living space, superb entertaining facilities and an income-producing annexe.

Ground Floor

Hall

Living Room

24' 8" x 14' (7.52m x 4.27m)

Kitchen / Dining Room

23' x 11' 3" (7.01m x 3.43m)

Dining Room

13' 1" x 12' 8" (3.99m x 3.86m)

Office / Study

9' x 7' 5" (2.74m x 2.26m)

W.C.

Utility

8' 8" x 7' 2" (2.64m x 2.18m)

Hall

Garage

18' 1" x 17' 5" (5.51m x 5.31m)

First Floor

Landing

Bedroom 1

18' 1" x 14' (5.51m x 4.27m)

En-Suite

11' 4" x 6' 3" (3.45m x 1.91m)

Bedroom 2

15' 1" x 9' 9" (4.60m x 2.97m)

Bedroom 3

13' x 10' 9" (3.96m x 3.28m)

Bedroom 4

11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom 5

9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom 6

9' 6" x 8' 3" (2.90m x 2.51m)

Shower Room

9' 11" x 6' 3" (3.02m x 1.91m)

Kitchen / Living Room

17' 11" x 17' 5" (5.46m x 5.31m)

Bathroom

10' 3" x 7' 2" (3.12m x 2.18m)

Annexe

Kitchen / Annexe

18' 1" x 16' 5" (5.51m x 5.00m)

Bedroom

9' 10" x 9' 2" (3.00m x 2.79m)

Bathroom

9' 10" x 5' 11" (3.00m x 1.80m)

Outbuilding

Bar Room

23' 5" x 11' 5" (7.14m x 3.48m)

Agent Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

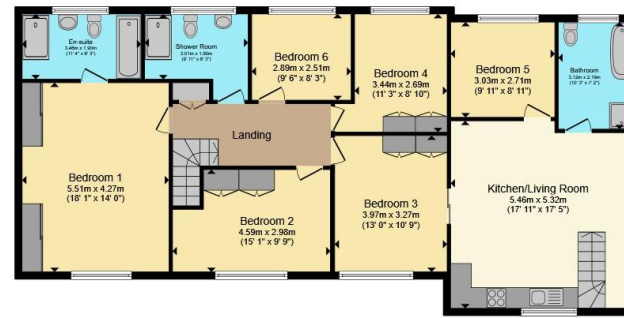




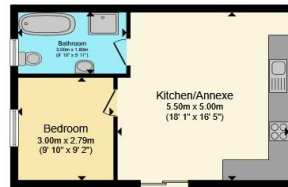




Ground Floor



First Floor



Annexe



Outbuilding

Total floor area 339.0 m² (3,649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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96 High Street
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EPC Rating: C Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/BCY308404



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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