



Forest Glade, Langdon Hills, Basildon

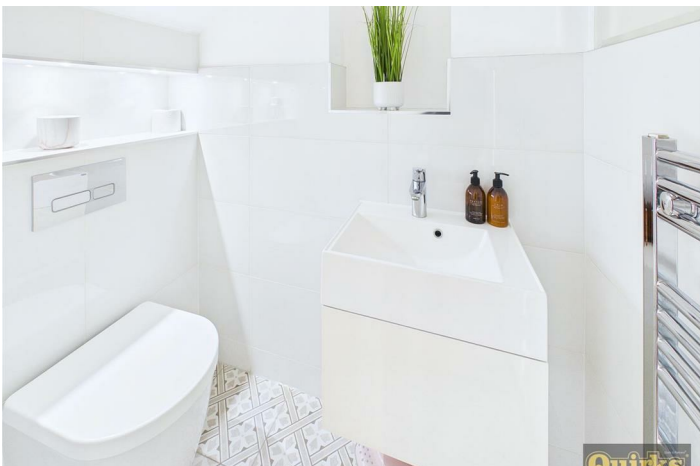
£800,000

- FOUR BEDROOM DETACHED HOUSE
- ELECTRIC CAR CHARGER
- WATER SOFTENER AND WASTE DISPOSAL
- GREAT BERRY LOCATION
- EPC - C
- EXTENDED TO SIDE AND REAR IN 2021
- DOUBLE GLAZED SASH WINDOWS FITTED 2021
- QUOOKER TAP IN KITCHEN
- BACKS ONTO NATURE RESERVE
- COUNCIL TAX - E - BASILDON

Located in the sought after GREAT BERRY area and indeed backing directly onto LANGDON HILLS NATURE RESERVE is this heavily EXTENDED and MUCH IMPROVED FOUR BEDROOM DETACHED HOUSE. which was RENOVATED and EXTENDED to the SIDE and REAR in 2021. The specification of this house needs to be seem to be believed with LVT flooring, UNDERFLOOR HEATING to the BATHROOMS and KITCHEN and FAMILY ROOMS. There are VELUX ELECTRIC/SOLAR windows to the KITCHEN AREA, which also has BUILT IN APPLIANCES, LARGE PATIO DOOR TO GARDEN and even a QUOOKER tap. Viewing is advised so as to avoid disappointment.



Council Tax Band: E



ENTRANCE HALL

Double glazed window to flank, base of stairs, doors to accommodation LVT flooring with underfloor heating

LOUNGE

14'5 x 11'7

Double glazed sash window in bay to front., feature fireplace and surround, character radiators

CLOAKROOM

Tiled floor, part tiled walls, recess with lighting, heated towel rail, concealed flush wc, wash hand basin

KITCHEN/FAMILY ROOM

32 max x 18'7

Double glazed sash window and large double glazed patio doors to rear garden, two VELUX electric solar powered windows to ceiling, kitchen itself is extensively fitted to both ground and eye levels with QUARTZ worktops with inset BUTLER SINK with QUOOKER TAP and WASTE DISPOSAL UNIT, LVT floor covering with underfloor heating, fitted OVEN and HOB with HOOD OVER also fitted COMBI MICROWAVE, integrated FRIDGE and FREEZER,

integrated WINE FRIDGE, Door to UTILITY ROOM

UTILITY ROOM

10'1 x 7'9

Door to playroom, extensively fitted in the same units and same QUARTZ worktops as the kitchen, LVT floor covering with underfloor heating

PLAYROOM

10'2 x 8'2

Double glazed sash window to front, LVT floor covering with underfloor heating

LANDING

Access to two lofts with ladders, doors to accommodation, access to media cupboard which houses wiring for all tv's with internet connection

BEDROOM ONE

22 x 10

Dual aspect room with double glazed sash windows to front and rear aspect, Bespoke fitted wardrobes, two character radiators, recessed shelving with lighting, door to ENSUITE

ENSUITE

Double glazed sash window to front, tiled floor, part tiled walls, heated towel rail, shower



cubicle with shelf and lighting, concealed flush wc and wash hand basin inset to vanity cupboard

BEDROOM TWO

13 x 10'3

Double glazed sash window to rear, character radiator

BEDROOM THREE

11'7 x 10'2

Double glazed sash window to front, character radiator

BEDROOM FOUR

9'5 x 9'4

Double glazed sash window to front, character radiator

FAMILY BATHROOM

Double glazed sash window to rear, tiled floor covering, part tiled walls with recessed shelf and inset lighting, character heated towel rail, three piece suite comprising pannelled bath with shower over, low flush wc, and wash hand basin inset to quartz worktop with storage below

FRONT GARDEN

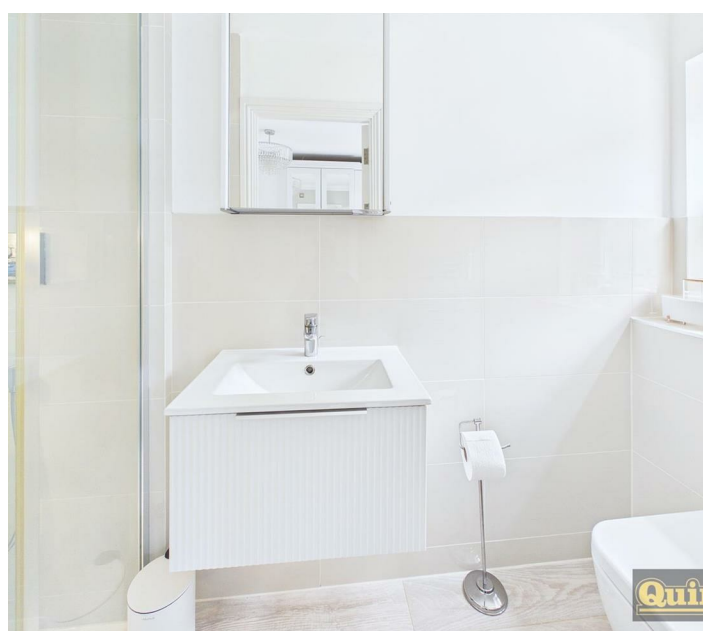
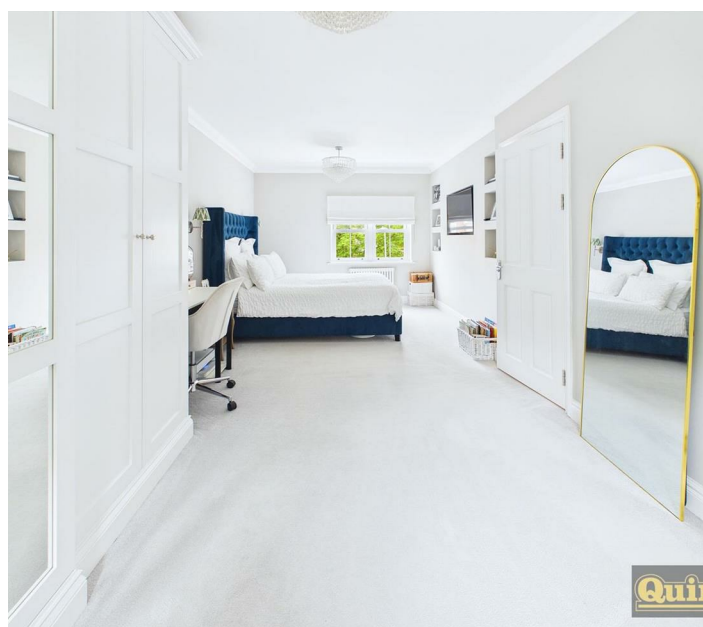
Block paved for off street parking, side access to rear garden, electric car charging point

REAR GARDEN

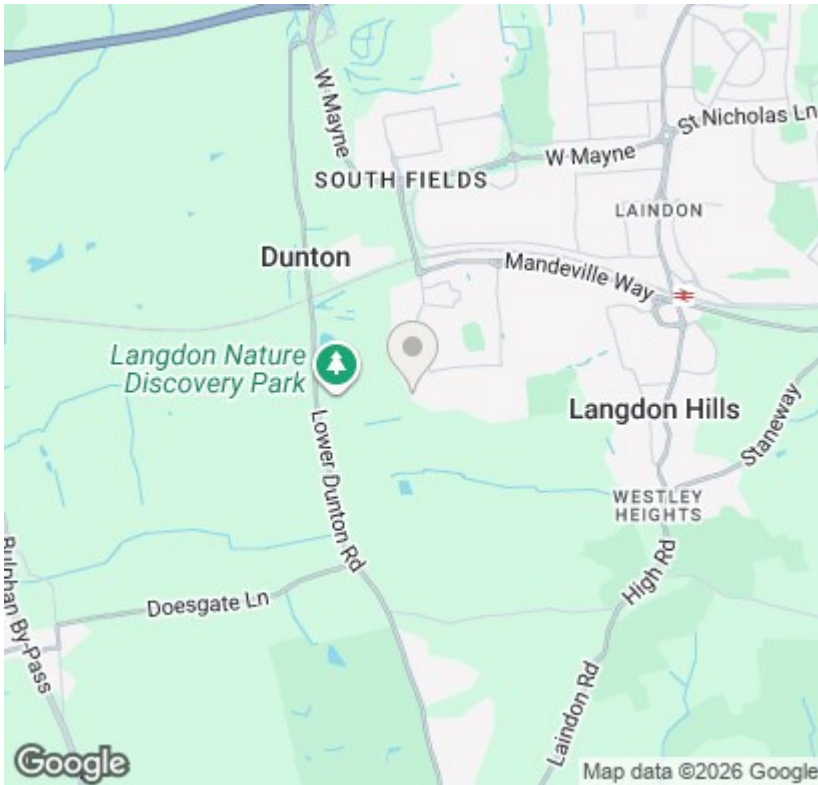
Side pedestrian access to flank, patio area, fenced to all boundaries, outside tap and lighting, astro turf lawn, flower and shrubs,

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.



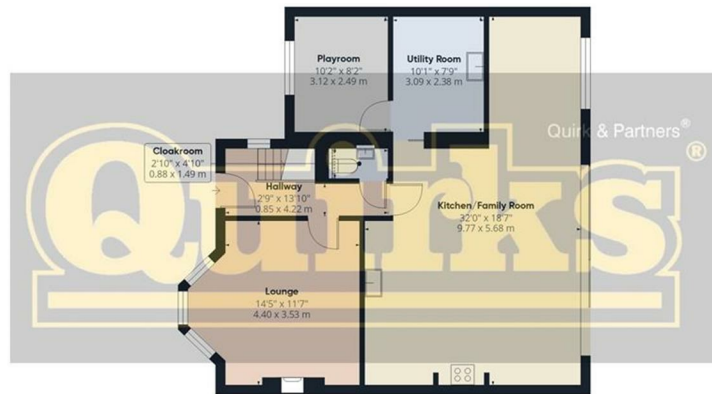




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	



Floor 0

