



Brown & Brand



Nightingales

Langdon Hills, Basildon, SS16 6SA

- Detached Four Bedroom Family Home
- Offered With No Onward Chain
- Large Lounge/Dining Area
- Garage With Off Street Parking

**Guide Price..£450,000 - £465,000**





## Property Description

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Spacious Four Bedroom Family Home in the Heart of Langdon Hills – No Onward Chain

A fantastic opportunity to acquire this generously proportioned four-bedroom family home, ideally located in the sought-after area of Langdon Hills. Just a short walk from the highly regarded Great Berry Primary School and close to local amenities, this property is perfect for growing families. Offering well-balanced accommodation throughout, the home features a spacious lounge/dining room ideal for entertaining, a convenient ground floor cloakroom, and to first floor a family bathroom four well-sized bedrooms

Externally, the property boasts a private rear garden, a garage, and a driveway to the rear providing ample off-street parking.

Offered with no onward chain, this home presents an excellent opportunity for a stress-free move in a desirable location.



#### ACCOMMODATION

Approached via double glazed entrance door with double glazed window to side.

#### ENTRANCE HALLWAY

Wood effect laminate flooring. Textured plastered ceiling with coving. Radiator. Under stairs storage. Carpeted stairs leading to first floor. Doors giving access through to:

#### DOWNSTAIRS CLOAKROOM

Fitted in a two piece suite comprising wash hand basin inset to vanity unit. WC. Tiled floor. Tiled walls. Ladder style radiator. Small double glazed window to the front.



#### KITCHEN

9' 8" x 8' (2.95m x 2.44m) Kitchen is fitted with units offering cupboard and drawer packs to both ground and eye level with contrasting work surfaces over. Inset stainless steel single sink unit with mixer taps over. Radiator. Integrated double gas oven/grill with five ring gas hob with extractor hood over. Space for separate fridge/freezer. Tiled splash back. Tiled flooring. Textured ceiling with coving. Double glazed window overlooking the rear garden and side door giving access to rear garden:

#### LOUNGE/DINING AREA

30' 7" x 11' 4" (9.32m x 3.45m) Double glazed bay window to the front and side. Wood effect laminate flooring. Smooth plastered ceiling with coving. Dado rail. Radiators. Fireplace with mantel over inset a electric log burner. Double glazed sliding patio doors giving access to rear garden.



#### LANDING

Carpet. Loft access. textured ceiling with coving. Double glazed window to side. Doors giving access through to:

#### BEDROOM ONE

12' x 9' 9" (3.66m x 2.97m) Carpet. Textured ceiling with coving. Fitted wardrobes. Radiator. Juliet balcony to side with double doors and double glazed window to rear.

#### BEDROOM TWO

12' 7" x 8' 7" (3.84m x 2.62m) Double glazed window to front. Carpet. Textured ceiling with coving. Storage cupboard. Radiator.

#### BEDROOM THREE

12' 7" x 9' 3" (3.84m x 2.82m) Double glazed window to front. Carpet. Textured ceiling with coving. Fitted wardrobes. Radiator.

#### BEDROOM FOUR

9' 9" x 6' 6" (2.97m x 1.98m) Double glazed window to rear. Carpet. Textured ceiling. Radiator.





### BATHROOM

Three piece suite comprising close coupled WC, wash hand basin, panelled bath with mixer taps and shower over. Ladder style radiator. Tiled floor. Tiled walls. Smooth plastered ceiling with inset spotlights. Extractor fan. Double glazed opaque window to side.

### EXTERNALLY

#### REAR GARDEN

Easily maintained rear garden offers a paved area sits immediately at the fore, providing a perfect spot for seating or dining. The garden is mainly laid to lawn, with raised flower and shrub borders adding a splash of colour and interest throughout the year.

Additional features include access to garage and storage shed housing washing machine and tumble dryer. The garden is enclosed with privacy fencing, and the property benefits from double gated side access for added convenience.

#### GARAGE

16' 6" x 9' 3" (5.03m x 2.82m) Up and over door. Power. Access via rear garden.

#### FRONT GARDEN

Paved area to front with wrought iron boundary fencing. Gated



### Energy performance certificate (EPC)

44, Northgates Langdon Hill BARDON S11 6SA	Energy rating <b>D</b>	Valid until 6 November 2028
		Certificate Number: 6396-7029-4559-4863-8902

Property type	Detached house
Total floor area	94 square metres

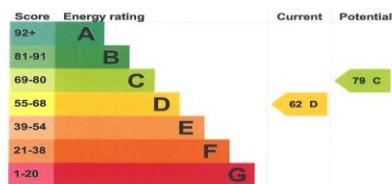
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

English | Cymraeg