



**Price**  
**£480,000**

**Freehold**

4x  3x  1x 

**Samuel Road, Langdon  
Hills, Basildon, Essex,  
SS16**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available



**DOUGLAS  
ALLEN**

Helping you move forwards



## Main features

- 4 bedroom detached house with off street parking
- Located close to Laindon mainline station
- Ground floor WC
- Lounge, separate family room and conservatory

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Family Room : 15'7 x 7'8 (4.75m x 2.34m)  
 Lounge: 16'5 x 14'2 (5.01m x 4.32m)  
 Dining Area: 16'10 x 11'3 (5.13m x 3.43m)  
 Conservatory : 16'6 x 10'6 (5.03m x 3.20m)  
 Kitchen: 11'7 x 7'9 (3.53m x 2.36m)  
 WC

### FIRST FLOOR

Landing  
 Bedroom 1: 13'6 x 9'7 (4.12m x 2.92m)  
 En-Suite Shower Room  
 Bedroom 2: 10'6 x 8'7 (3.20m x 2.62m)  
 Bedroom 3: 10'5 x 7'0 (3.18m x 2.14m)  
 Bedroom 4: 10'0 x 5'9 (3.05m x 1.75m)  
 Bathroom

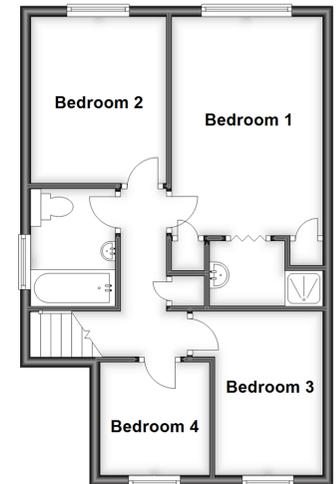
### OUTSIDE

Rear Garden  
 Off Street Parking

**Ground Floor**  
 Approx. 75.8 sq. metres (815.5 sq. feet)



**First Floor**  
 Approx. 46.6 sq. metres (501.2 sq. feet)



**Call Basildon - 01268 293993 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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