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today on 01268 777400**



## Swan grove, Basildon Offers in the region of £475,000

Aspire Estate Agents Basildon are delighted to present this immaculate three-bedroom semi-detached home, located in the highly sought-after Westley Heights area of Langdon Hills. Built in 2022 as part of the prestigious Redrow Homes Heritage Collection, this property benefits from a remaining NHBC warranty and features a luxury show home finish throughout.

The ground floor welcomes you with a modern entrance hall complete with a convenient W/C, leading to a stylish lounge measuring 15'9" x 10'10" (4.80m x 3.30m). The heart of the home is the stunning kitchen/diner, measuring 18'1" x 11'10" (5.51m x 3.61m), fitted with integrated appliances and a practical utility cupboard. Large double patio doors from the dining area open onto the attractively landscaped rear garden, filling the space with natural light and creating a seamless indoor-outdoor flow.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom measures 11'3" x 11'3" (3.43m x 3.43m) and features built-in wardrobes and an elegant en-suite shower room. Bedroom Two measures 11'8" x 11'2" (3.56m x 3.40m), and Bedroom Three measures 8'8" x 8'5" (2.64m x 2.57m). A luxurious family bathroom completes the first floor, providing ample space and comfort for the family.

Externally, the home boasts a long private driveway, providing off-street parking, and a beautifully landscaped rear garden – perfect for family enjoyment and entertaining. The property is designed for modern family living, offering space, style, and flexibility at every stage of life.

The development also features well-maintained communal green spaces and children's play areas, creating a safe, welcoming, and exclusive community environment. Ideally located near Chapel Hill Primary School, Westley Heights is surrounded by the natural beauty of Langdon Hills Country Park and offers excellent access to Basildon Train Station, the town centre, Basildon Hospital, and major road links including the A13 and A127.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

EPC Rating: B

Council Tax Band: D (£2,245 per year)

Welcoming Entrance Hall with W/C

Stylish Lounge: 15'9" x 10'10" (4.80m x 3.30m)

Stunning Kitchen/Diner with Integrated Appliances:  
18'1" x 11'10" (5.51m x 3.61m) plus Utility Cupboard

Main Bedroom with Built-In Wardrobes: 11'3" x 11'3"  
(3.43m x 3.43m) plus En-Suite Shower Room

Bedroom Two: 11'8" x 11'2" (3.56m x 3.40m)

Bedroom Three: 8'8" x 8'5" (2.64m x 2.57m)

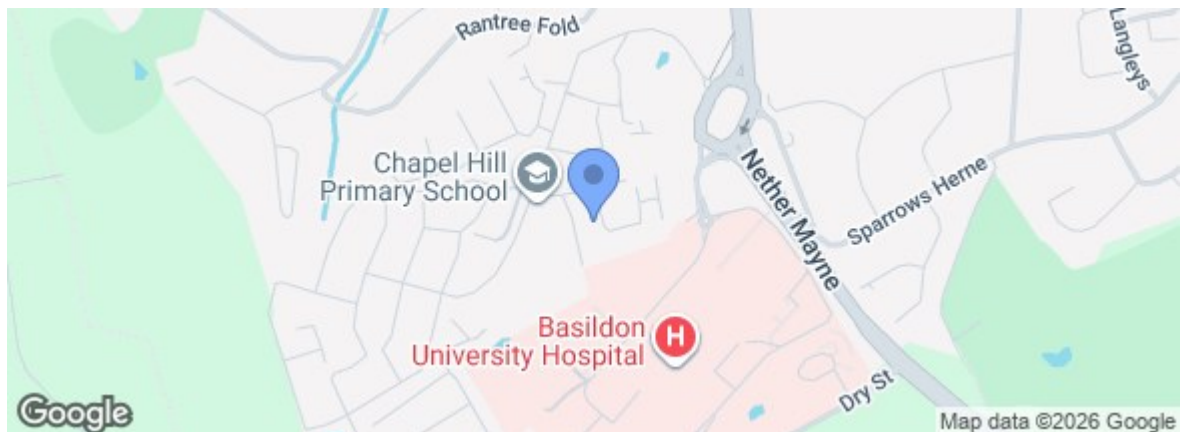
Luxurious Family Bathroom

Attractively Landscaped Rear Garden

Lengthy Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.