

To arrange a viewing contact us  
today on 01268 777400



## Pittman Drive, Basildon Guide price £600,000

Aspire Estate Agents Basildon & Thurrock are delighted to present this upgraded stunning 4-bedroom, 3-bathroom detached home in the highly sought-after Langdon Hills area. Situated in a prime location within the Westley Green Development, the property enjoys an unoverlooked rear garden, providing both privacy and tranquility. Known for its community feel and excellent access to local amenities, this home is ideal for modern family living. Guide Price £600,000 - £650,000

The property features four spacious bedrooms, including a master with a fitted wardrobe and luxurious en suite, plus two further contemporary bathrooms. The ground floor includes a WC and a separate utility room, adding practical convenience.

The heart of the home is the kitchen-family room, offering garden views and plenty of space for cooking, dining, and entertaining. The low-maintenance rear garden is perfect for outdoor gatherings or quiet relaxation, and the property also benefits from a driveway with space for 2-3 cars.

Residents enjoy close proximity to local schools including Chapel Hill Primary and Woodlands Secondary, nearby shops, and excellent transport links to Basildon town centre and station. With an NHBC warranty still in place, this property offers peace of mind for any prospective buyer.

This home's combination of high-spec design, private position, and family-friendly layout makes it a rare find in today's market. Contact Aspire Estate Agents Basildon & Thurrock today to arrange a viewing and secure your next dream home.

Entrance Hall  
21'11" x 29'10" (6.70m x 9.11m)

Lounge  
12'0" x 16'2" (3.68m x 4.95m)

WC  
1.97m x 1.8m > 1.16m

Kitchen Breakfast Room  
25'2" x 12'6" (7.69m x 3.81m)

Utility Room  
5'10" x 5'11" (1.80m x 1.82m)

Landing  
10'9" x 5'10" (3.28m x 1.78m)

Bedroom One  
12'0" x 14'5" (3.68m x 4.40m)

Ensuite  
8'4" x 4'3" (2.54m x 1.30m)

Bedroom Two  
11'2" x 11'0" (3.41m x 3.37m)

Bedroom Three  
3.64m x 2.81m > 1.68m

Bedroom Four  
11'6" x 8'4" (3.52m x 2.54m)

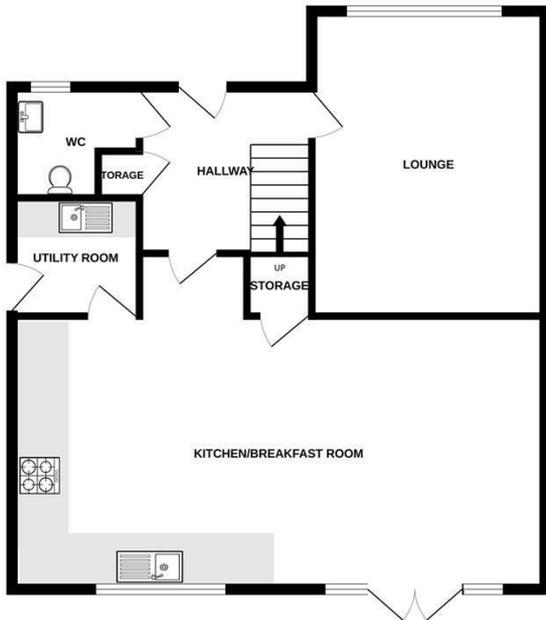
Bathroom  
7'0" x 8'2" (2.15m x 2.49m)

Front Garden

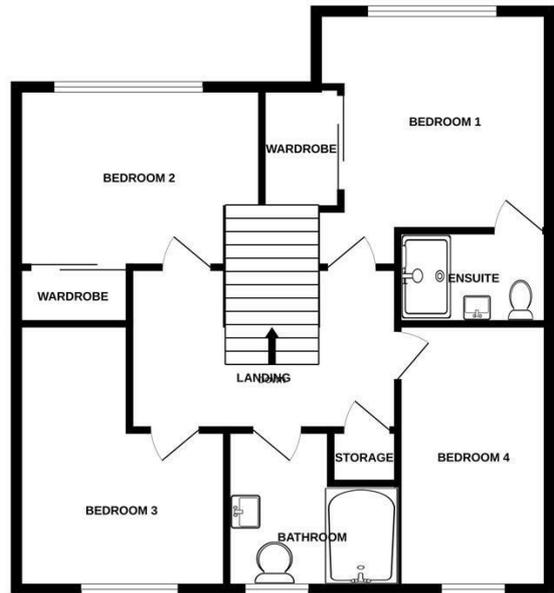
Rear Garden

Detached Garage

GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



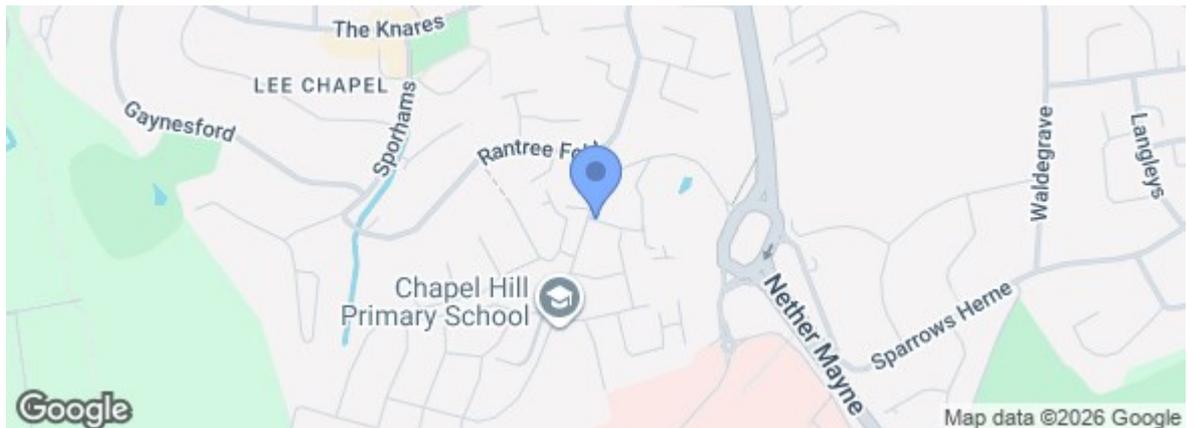
1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		84
(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.