

CURTIS O'BOYLE

Sales & Lettings

Berry Lane, Langdon Hills

SS16 6AZ



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GUIDE PRICE £650,000 - £675,000.

Exceptional newly built four-bedroom detached family home, ideally situated in the highly sought-after Langdon Hills area-just a short walk from Lincewood Primary School and Laindon Train Station. The property is offered with a 10-year build warranty, providing peace of mind for its new owners.

The ground floor features a welcoming entrance hall with a contemporary WC, a versatile study (ideal as a home office, guest room, or playroom), and a bright, spacious lounge filled with natural light storage. The heart of the home is the stunning open-plan kitchen and dining area, finished to an exceptional standard with integrated appliances, luxury worktops, a stylish breakfast bar, and bifold doors leading to the garden. A separate utility room adds convenience.

Upstairs, there are four double bedrooms, including a luxurious principal suite with a fully tiled ensuite shower room, plus a modern family bathroom with a shower over the bath. Every room reflects quality craftsmanship and thoughtful design.

Externally, the property boasts driveway parking for two vehicles, an electric car charging point, and a beautifully landscaped rear garden-perfect for relaxing or entertaining

Superbly located within walking distance of local shops, Langdon Hills Recreation Ground, and excellent transport links, this home offers an outstanding blend of style, comfort, and convenience.

Early viewing is highly recommended to appreciate the quality and finish of this impressive home.

Newly built four-bedroom detached family home with 10-year build warranty

Prime Langdon Hills location near station and schools

Finished to an exceptional standard throughout

Stunning open-plan kitchen/dining area with integrated appliances and bifold doors

Bright, spacious lounge filled with natural light

Versatile study ideal for home office or guest room

Principal bedroom with fully tiled ensuite

Stylish family bathroom with shower over bath

Landscaped rear garden perfect for entertaining

Driveway for two cars plus electric car charging point

Ground Floor:

Entrance Hallway With W/C

Study 12 ft 2 in × 5 ft 11 in (3.7 m × 1.8 m)

Lounge 15 ft 9 in × 13 ft 5 in (4.8 m × 4.1 m)

Kitchen Diner 20 ft 0 in × 14 ft 9 in (6.1 m × 4.5 m)

Utility Room

Boiler Room

First Floor:

Main Bedroom 13 ft 1 in × 10 ft 1 in (4 m × 3.07 m)

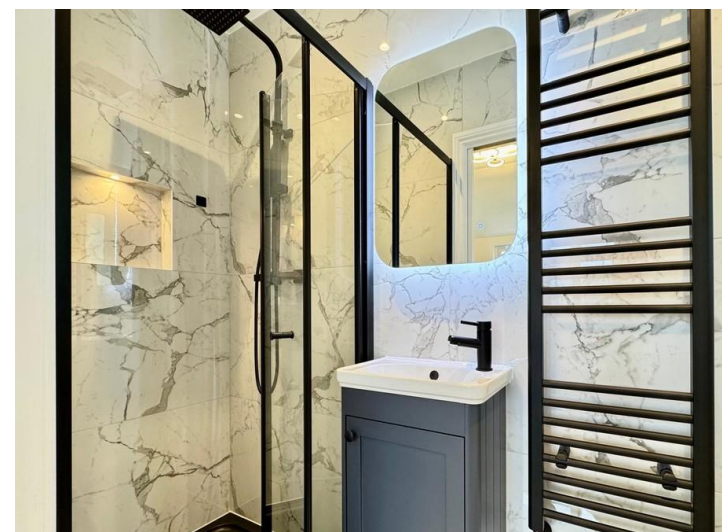
Ensuite

Bedroom Two 13 ft 1 in × 11 ft 1 in (4 m × 3.37 m)

Bedroom Three 11 ft 1 in × 9 ft 10 in (3.37 m × 3.00 m)

Bedroom Four 11 ft 9 in × 9 ft 10 in (3.57 m × 3.00 m)

Bathroom 7 ft 10 in × 5 ft 11 in (2.4 m × 1.8 m)



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR

1ST FLOOR



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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AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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