



Bear Estate Agents are understandably enthused to bring to the market, with NO ONWARD CHAIN, this incredible three-bedroom family home situated in the sought-after Langdon Hills location. The property is able to boast a plot in excess of 125' and a southerly facing rear garden which measures approx 75' in length. Rail links direct into London are just a short walk away as is Langdon Hills Recreational Ground and the Ofsted-rated 'Outstanding' Great Berry Primary School amongst other local amenities.

- Welcoming Entrance Hall Complete With Understairs Storage
- Living Room 18'2 x 11'10
- Master Bedroom 11'10 x 11'8, Bedroom Two 11'10 x 11'8 Plus Bedroom Three 9'3 x 6'6
- Incredible Plot Approx 130' In Length With Stunning Southerly Facing Garden 75' In Length
- Huge Potential To Extend Subject To Planning
- Kitchen/Diner 13'4 x 10'7 Extending Into 7'5 x 5'2
- Family Bathroom Suite 7'5 x 6'5
- Jack & Jill First Floor W/C 5'4 x 2'7
- Ample Driveway Parking Plus Garage 15'11 x 8'4
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London Plus No Onward Chain

## Berry Close

Basildon

**£500,000**

Offers In Excess Of



# Berry Close



Internally the new owner will be welcomed in via the inviting entrance hall complete with large understairs storage cupboard.

Worthy of special mention is the impressive kitchen come diner which measures 13'4 x 10'7 extending into an additional 7'5 x 5'2. The kitchen provides a wealth of both worktop space and storage space and looks out onto the stunning rear garden.

Sitting opposite the kitchen come diner is the equally impressive living room which measures a generous 18'2 x 11'10 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the main family bathroom suite, this measures 7'5 x 6'5 and consists of large shower, washbasin and W/C. There is also a storage cupboard alongside the shower.

The first floor provides access to the three bedrooms and the separate W/C.

The master bedroom measures 11'10 x 11'8 and has access to the 'Jack & Jill' W/C, also accessible via the landing, bedroom two measures exactly the same, 11'10 x 11'8 whilst bedroom three measures 9'3 x 6'6.

Externally this home continues to impress and excel with an absolutely stunning, southerly facing rear garden which measures approximately 75' in length. This offers the potential to extend to the rear, of course, subject to usual planning permissions should the new owner require additional living space. There is also side access which leads out to your driveway parking for multiple vehicles.

There is an attached garage which measures 15'11 x 8'4 and again, subject to usual planning permissions, lends itself for a conversion should the new owner desire more space. The new owner could also look at a double-storey side extension if they were to convert the garage, again, subject to planning. Given the size of the plot the options are endless and this home offers a wealth of potential.

Situated in the highly sought after and incredibly family friendly Langdon Hills location within walking distance of local shops, rail links direct into London, the Ofsted-rated 'Outstanding' Great Berry Primary School. Langdon Hills Recreational Ground is also within walking distance perfect for younger and growing families and for those who enjoy the outdoors.

Being sold with NO ONWARD CHAIN internal viewings come strongly recommended as opportunities to acquire homes of this calibre, on plots of this size truly are few and far between.

Freehold.  
Council Tax Band = E  
Amount = £2324.96.

## **Welcoming Entrance Hall**

### **Kitchen/Diner**

13'4 x 10'7 extending into 7'5 x 5'2

### **Living Room**

18'2 x 11'10

### **Family Bathroom Suite**

7'5 x 6'5

### **First Floor Landing**

### **Master Bedroom**

11'10 x 11'8

### **Bedroom Two**

11'10 x 11'8

### **Bedroom Three**

9'3 x 6'6

### **Jack & Jill W/C**

5'4 x 2'7

### **Stunning Southerly Facing Rear Garden Approx 75'**

### **Ample Driveway Parking**

### **Garage**

15'11 x 8'4

### **Plot Approx 130' In Length & 40' In Width**

### **Huge Potential To Extend Subject To Planning**

### **Walking Distance To Local Shops & Amenities**

### **Walking Distance To Rail Links Direct Into London**

### **Close To Ofsted Rated Outstanding Great Berry Prim**

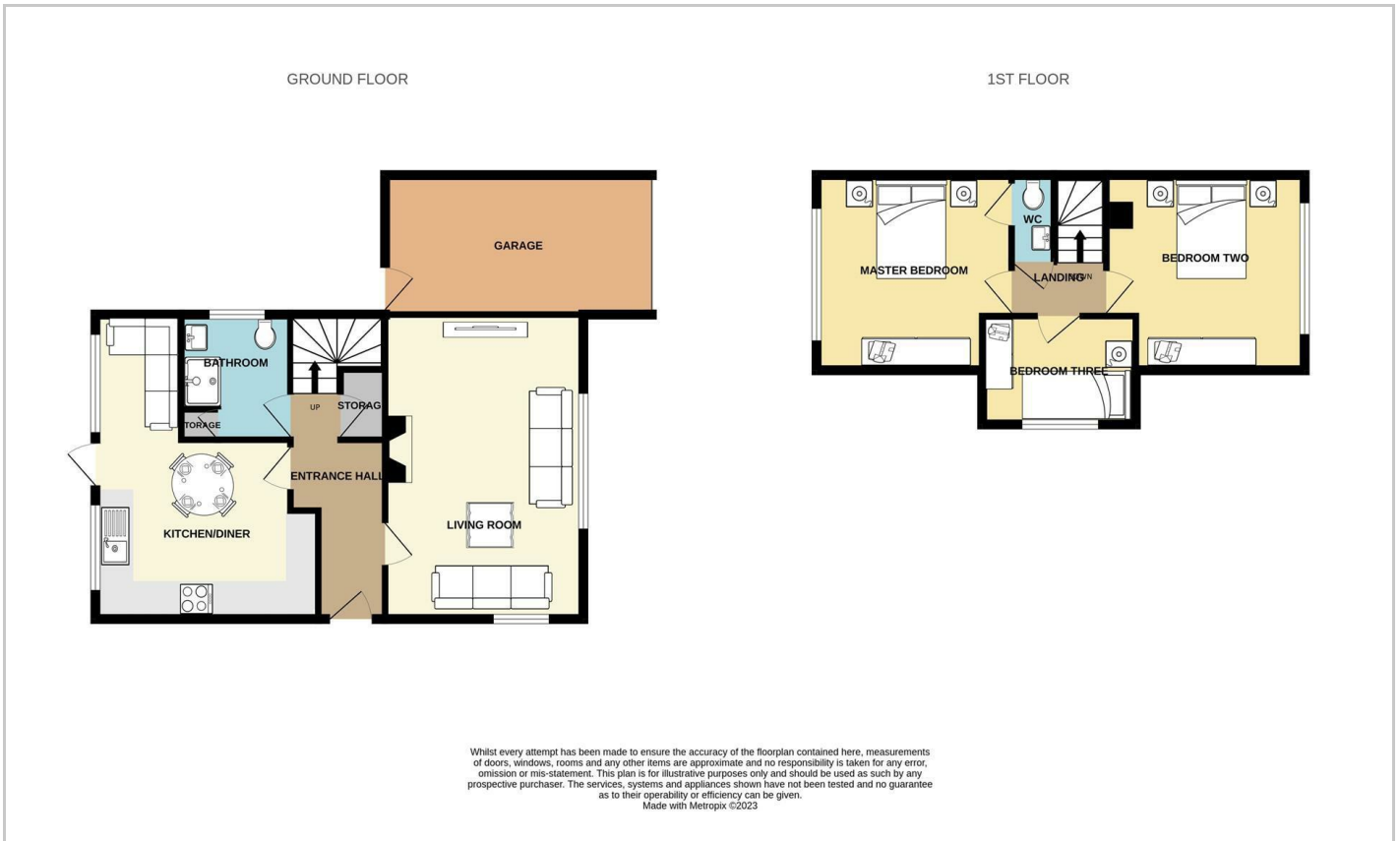
### **Close To Langdon Hills Recreational Ground**

### **Highly Sought After & Family-Friendly Location**

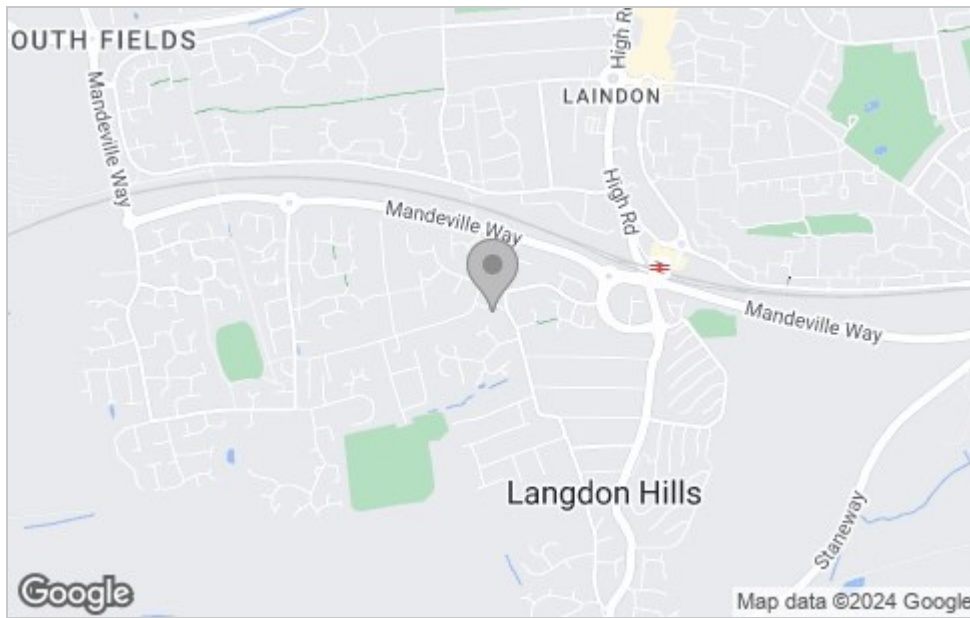
### **No Onward Chain**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

