



GUIDE PRICE £700,000 - £725,000. Bear Estate Agents are thrilled to bring to the market this incredibly stunning and highly spacious FOUR BEDROOM detached house on one of Langdon Hills' most sought after roads and is particularly well positioned at the upper end of the 'no through road'. Great Berry Lane is situated in the heart of Langdon Hills, within walking distance of local shops, local 'Outstanding' schools and popular bus routes and a short walk to the nearby nature reserves. The home is also only 0.7 miles away from Laindon Railway Station which helpfully provides access to London Fenchurch Street on the C2C rail service. For those that require good road links, the A127 and A13 are a short drive in each direction, connecting the M25 in minutes!

- GUIDE PRICE £700,000 - £725,000
- 0.7 Mile Walk to Laindon Railway Station
- Stunning Kitchen (20'2 x 11'9)
- Outbuilding (12'2 x 17'7)
- South Facing Rear Garden
- Incredibly Sought After Road
- Lounge (16'2 x 12'4)
- Dining Room (11'4 x 10'7)
- Jacuzzi Area!
- Driveway for Multiple Vehicles

Great Berry Lane

Langdon Hills

£700,000

Guide Price



Great Berry Lane



Internally, this beautifully maintained property begins with a porch that leads through to an inviting entrance hall, adjoining nearly all ground floor rooms! The kitchen is truly stunning, measuring 20'2 x 11'9 and boasting an array of modern cupboards and base units, a feature island, integrated appliances and granite work surfaces. To the rear of the home is the beautiful lounge and dining room which are adjoined in an open-plan fashion, measuring 16'2 x 12'4 and 11'4 x 10'7 respectively and both benefitting from bi-folding doors into the south-facing rear garden. With these doors facing south, these rooms are particularly bright and airy throughout the day.

Also on the ground floor is a study/office which measures 7'2 x 6'3 and is a room which is increasingly important for those that work from home. The garage to this home has been converted into another room which measures 9'7 x 8'3 and could comfortably be used as another study, playroom or even a ground floor bedroom! Adjoining this diverse room is a large portion of the old garage which remains used for storage, measuring 6'0 x 8'6. To complete this layout, there is a ground floor WC.

The upstairs is equally impressive with FOUR great sized bedrooms and TWO bathrooms. Bedroom 1 measures 15'5 x 13'4 into a delightful bay window and has an adjoining three-piece en-suite with walk-in shower, toilet and sink. Bedroom 2 measures 11'2 x 13'4 into a bay window, bedroom 3 measures 13'1 x 7'9 and boasts fitted wardrobes, and bedroom 4 measures 9'11 x 9'9 which still comfortably holds a king-size bed. The family bathroom is a three-piece suite which hosts a shower over bath, toilet and sink.

At the rear of the garden is a large outbuilding which measures 12'2 x 17'7 and boasts its own set of bi-folding doors into the rear garden. Whilst there are plenty of ways to use this outbuilding, the room is currently used as an outdoor sitting and entertaining space, hosting a media wall, TV, fire, sofa, pool table and dart board! Cleverly to the side of the outbuilding is a totally secluded section of garden which hosts a Jacuzzi, which will be staying at the property!

The recently landscaped rear garden is beautifully maintained and is unoverlooked. As mentioned prior, it boasts a great sized SOUTH FACING position and soaks up the sun all day. The is front to rear access from each side of this home and the driveway is large enough for 4 vehicles.

We cannot truly explain how desirable this home is and only

by viewing this home first hand will you be able to appreciate the quality and size on offer. Call us today to book an appointment before it's too late!

Council Tax Band: F (£3101.67)

Incredibly Sought After Road

0.7 Mile Walk to Laindon Railway Station

Entrance Hall

Lounge (16'2 x 12'4)

Dining Room (11'4 x 10'7)

Stunning Kitchen (20'2 x 11'9)

Study/Office (7'2 x 6'3)

Playroom (9'7 x 8'3)

Storage Room (6'0 x 8'6)

Ground Floor WC

Bedroom 1 (15'5 x 13'4) into bay window

En-Suite

Bedroom 2 (11'2 x 13'4) into bay window

Bedroom 3 (13'1 x 7'9) with fitted wardrobes

Bedroom 4 (9'11 x 9'9) into bay window

Family Bathroom

Outbuilding (12'2 x 17'7)

Jacuzzi Area!

South Facing Rear Garden

Driveway for Multiple Vehicles



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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Energy Efficiency Graph

