



Berry Lane

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Berry Lane, Langdon Hills

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This impressive four bedroom chalet bungalow offers an exceptional combination of space, comfort, and convenience. With 2,447 sq. ft. approx., of internal living space, this property is thoughtfully designed to cater to modern family living. It also benefits from a large driveway which has planning permission to be built on.

The home boasts four generously sized bedrooms, two of which feature luxurious en-suite bathrooms, offering privacy and comfort. A highlight is the expansive kitchen with a separate utility room, perfect for everyday practicality, while the dining room provides an ideal setting for family meals or entertaining. The living room and entrance hallway benefit from stunning vaulted ceilings, creating a bright and spacious atmosphere that enhances the overall charm of the property.

Externally, the property features parking for multiple vehicles and a west-facing garden, perfect for relaxing in the afternoon sun or hosting gatherings. Its location is ideal, situated close to Lincewood Primary School, the Triangle Shops, and Laindon C2C Station, offering excellent amenities and transport links. For nature lovers, the home is within a short walking distance of Langdon Hills Nature Reserve, providing scenic trails and a tranquil escape from the hustle and bustle.

One of the standout advantages of this property is that it is offered with no onward chain. Furthermore, the property comes with planning permission granted on 07/09/2022 for a 3-bedroom chalet bungalow measuring approximately 165.5 sq. metre. (Application Number: 22/00750/REM), providing a unique opportunity for future development. This home truly offers everything a family could desire, combining spacious interiors, modern features, and a prime location.

AGENT NOTE

The property benefits from a solar panel system which has been fully paid for by the current owner. It also benefits from having a renewable energy contract which runs from 2011 to 2036 (total 25 years). The Current sellers has informed us, that this agreement can be cancelled at any time.

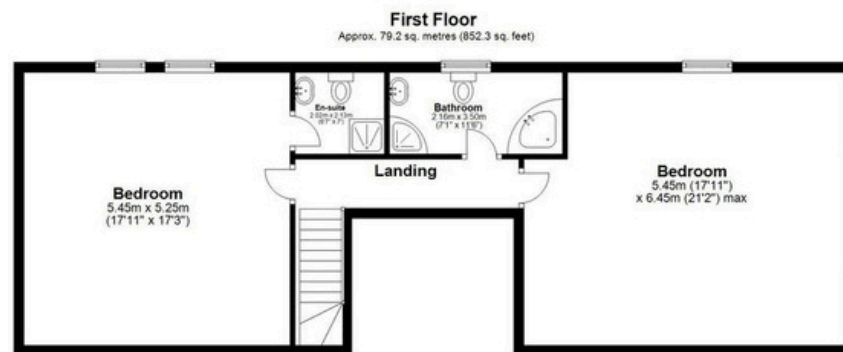
- THE ADVANTAGE OF NO ONWARD CHAIN
- FOUR BEDROOMS CHALET BUNGALOW
- WITHIN 0.6 MILES OF LINCWOOD PRIMARY SCHOOL
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- PLANNING PERMISSION GRANTED ON THE 7/09/22 FOR A 3 BEDROOMS CHALET BUNGALOW MEASURING APPROX 165.5 SQ METRE APPLICATION NUMBER 22/00750/REM
- A SHORT WALK OF LANGDON HILLS RECREATION GROUND (THE REC)
- COUNCIL TAX BAND F
- COVERING APPROX 2,447 SQ FT OF INTERNAL SPACE
- WITHIN 0.6 MILES OF LAINDON C2C STATION












Total area: approx. 227.4 sq. metres (2447.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.