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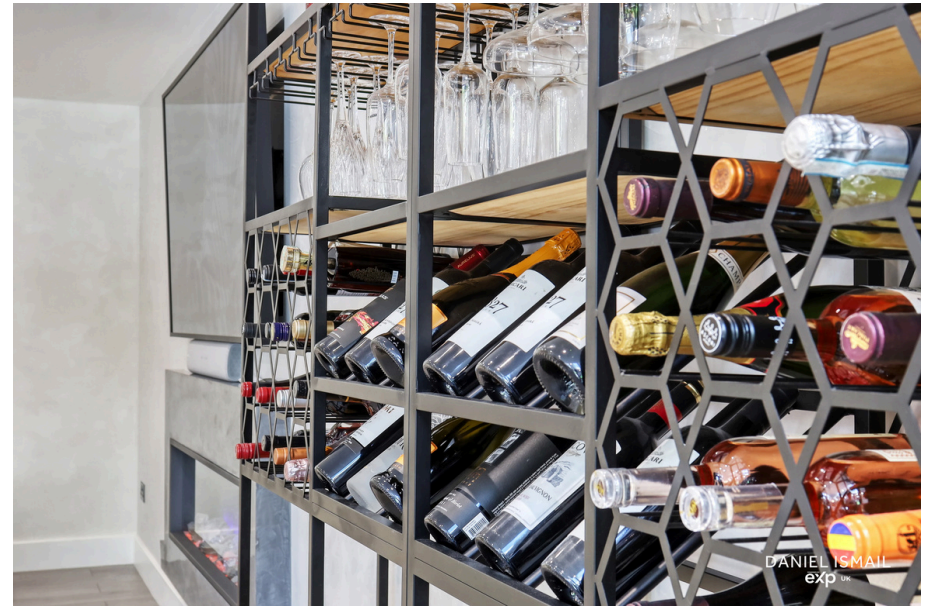


Great Berry Lane, Langdon Hills

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Situated in a desirable and well-connected location, this exceptional five-bedroom detached family home has been completely refurbished throughout, offering a seamless blend of contemporary design and practical family living. Finished to a high standard and providing an impressive 2,367 sq ft of internal accommodation, this property is ideal for modern families seeking space, comfort, and convenience.

The heart of the home is the expansive open-plan kitchen, dining, and living area, which has been thoughtfully designed to create a light-filled, sociable space perfect for both everyday living and entertaining. The sleek kitchen is fully equipped with high-quality Bosch appliances and offers generous storage and worktop space, while bifold doors open directly onto a large, unoverlooked rear garden measuring approximately 75ft, creating a wonderful connection between indoor and outdoor living.

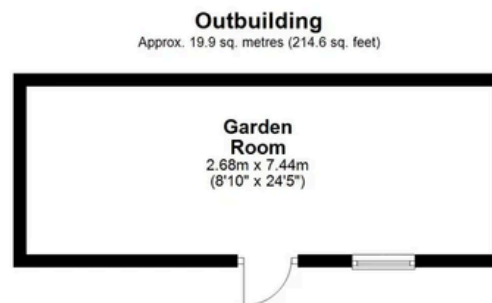
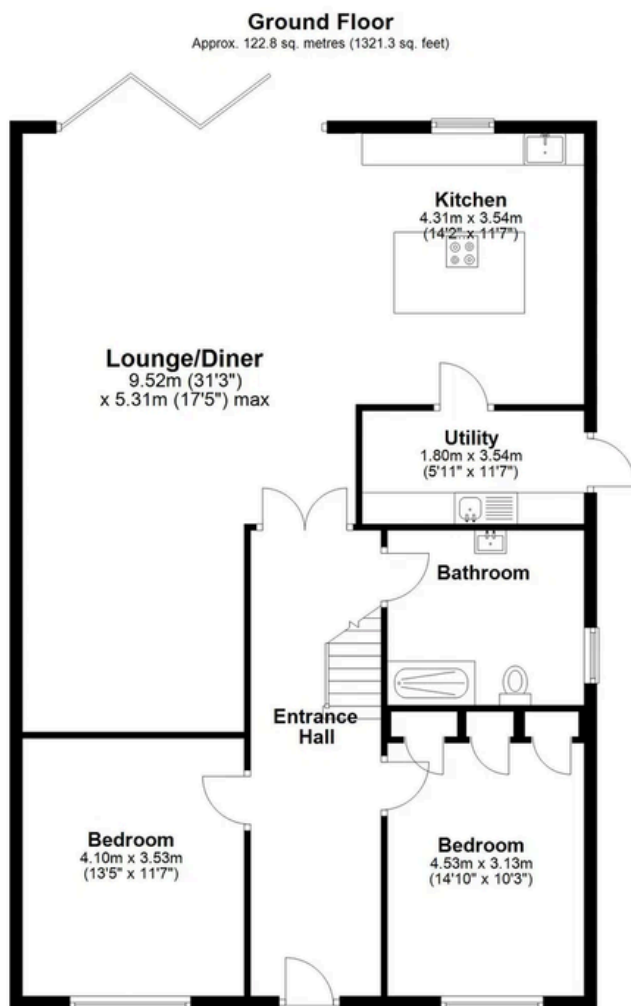
The layout of the property is versatile and can easily adapt to different family needs. It can function as a spacious four-bedroom home with a separate second reception room, or as a full five-bedroom residence with open-plan living at its core. Each of the five bedrooms is well-proportioned, offering flexibility for use as bedrooms, guest accommodation, or dedicated work-from-home spaces. The property also benefits from two modern, fully fitted bathrooms, finished to a high specification. Additional features include a dedicated utility room, ensuring household tasks are kept neatly out of sight, and ample storage solutions throughout. The home also provides off-street parking for multiple vehicles, a valuable asset in this popular residential area.

Located just 0.6 miles from Laindon Station, commuting to London and surrounding areas is made easy. The property is also moments from The Rec, providing open green space, and is within close proximity to a range of local amenities including the Great Berry and Triangle shops. Families will particularly appreciate the close proximity to both Great Berry Primary School and Lincewood Primary School, as well as the short walking distance to Langdon Hills Nature Reserve, ideal for weekend walks and outdoor activities.

This is a rare opportunity to acquire a beautifully presented, move-in-ready family home that offers generous space, a prime location, and a high-quality finish throughout. Early viewing is highly recommended.

- FOUR/FIVE BEDROOMS DETACHED FAMILY HOME
- UNOVERLOOKED REAR GARDEN MEASURING 75FT APPROX
- OPEN PLAN KITCHEN/LIVING AREA
- COUNCIL TAX BAND D
- TWO MODERN BATHROOMS
- WITHIN 0.6 MILES OF LAINDON STATION
- COVERING APPROX 2,367 SQ FT OF LIVING SPACE
- CLOSE TO LINCWOOD AND GREAT BERRY PRIMARY SCHOOL
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CONVENIENTLY TO LANGDON HILLS NATURE RESERVE






Total area: approx. 219.9 sq. metres (2367.5 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.

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Great Berry Lane, Basildon

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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.