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# Holly Bank, Langdon Hills

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This immaculate two-bedroom mid-terrace home is perfectly situated in a desirable and family-friendly location. Finished to an exceptional standard throughout, this beautifully maintained property offers stylish, modern living with well-proportioned interiors and excellent transport and schooling options nearby, making it an ideal purchase for first-time buyers, young families, or anyone looking to downsize without compromise.

As you step through the front door, you are immediately greeted by a bright and airy living room that exudes a welcoming atmosphere. The space is flooded with natural light, creating a warm and comfortable environment that is perfect for relaxing or entertaining. Moving through to the rear of the property, you will find a sleek and contemporary kitchen, thoughtfully designed with a range of modern units and integrated appliances. The kitchen flows effortlessly into a spacious conservatory, currently used as a dining room, which provides an ideal setting for family meals and social gatherings all year round. The conservatory also benefits from direct access to the rear garden, further enhancing the sense of indoor-outdoor living.

The rear garden is a peaceful and low-maintenance space, perfect for enjoying warmer days without the burden of constant upkeep. Whether you prefer alfresco dining, a morning coffee, or simply a quiet place to unwind, this outdoor area offers flexibility and privacy.

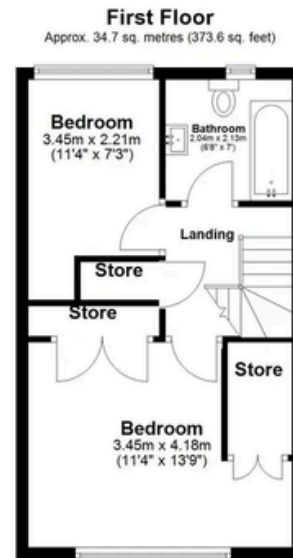
Upstairs, the property offers two generously sized bedrooms, both of which are presented in excellent decorative order. Each room provides ample space for storage and furniture, making them ideal for a growing family, guests, or even a home office. The first floor is completed by a modern bathroom suite, stylishly finished with quality fittings, creating a calming and functional space for everyday use.

Additional features of the property include off-street parking via a private driveway at the front of the house, as well as an additional allocated parking space, providing two parking options in total — a rarity in homes of this style and location.

The property is enviably positioned close to a variety of local amenities including shops, schools, and parks. Great Berry Primary School is just a short walk away, making it a perfect choice for families with young children. Great Berry Open Space is also nearby, providing a generous green area for leisure and recreation. For those who commute, Laindon Station is conveniently located only 1.1 miles from the property, offering direct rail services into central London. Additionally, the beautiful Langdon Hills Nature Reserve is within easy reach, providing endless opportunities for outdoor exploration and scenic walks.

This is a home that offers not only comfort and convenience but also a lifestyle, with every detail carefully considered to meet the needs of modern living. A viewing is highly recommended to truly appreciate the quality and location of this superb property.

- TWO BEDROOM MID TERRACE PROPERTY
- MODERN KITCHEN WITH ACCESS TO A CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENANCE GARDEN
- CONVENIENT LOCATED TO BOTH LANGDON HILLS NATURE RESERVE AND GREAT BERRY OPEN SPACE
- WITHIN A SHORT WALK OF GREAT BERRY SCHOOL
- COUNCIL TAX BAND C
- OFF STREET PARKING FOR TWO VEHICLES
- SITUATED 1.1 MILES TO LAINDON C2C STATION



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

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**Holly Banks**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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