



DANIEL ISMAIL

Tel. 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
POWERED BY
exp UK



Northampton Grove, Langdon Hills

2 1 1



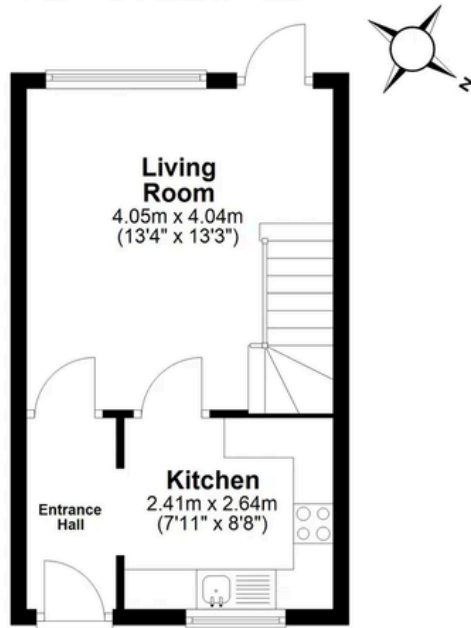




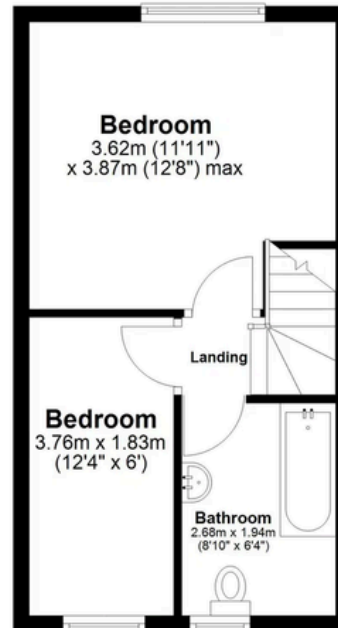
Nestled in the sought-after location of Northampton Grove, Langdon Hills, this beautifully presented two-bedroom mid-terrace home offers a perfect blend of modern living and convenience. With neutral décor throughout, the property has been thoughtfully maintained, creating a stylish yet welcoming environment ready to move straight into. Upon entering the home, you are greeted by a bright and airy entrance hallway that immediately sets the tone for the rest of the property. To your right, you'll find a sleek and contemporary kitchen, fitted with modern units, offering both functionality and style – ideal for those who love to cook and entertain. As you continue through the hallway, you arrive at a generously sized living room that enjoys an abundance of natural light, thanks to large patio doors that open directly onto an east-facing rear garden. This outdoor space is perfect for morning coffee, relaxing afternoons, or al fresco dining during the warmer months, and provides a peaceful outlook with low maintenance upkeep. Upstairs, the property boasts two well-proportioned bedrooms, both of which offer comfortable accommodation with plenty of space for furnishings and storage. The modern bathroom suite is tastefully finished with high-quality fixtures and fittings, providing a serene space to unwind at the end of the day. Additional benefits include two allocated parking spaces, providing convenience and peace of mind for residents and guests alike. The location is ideal for families and commuters, with a range of local amenities nearby and just a short walk to the highly regarded Great Berry Primary School. Nature enthusiasts will appreciate being only moments from the scenic Langdon Hills Nature Reserve, offering miles of walking trails and natural beauty. For those needing to commute, Laindon Station is just 1.4 miles away, providing easy access to London and surrounding areas. This lovely home is an excellent opportunity for first-time buyers, small families, or investors looking to secure a property in a popular and well-connected area. Early viewing is highly recommended to appreciate all that this charming home has to offer.

- TWO BEDROOM MID TERRACE PROPERTY
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- EAST FACING REAR 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 1.4 MILES TO LAINDON C2C STATION

Ground Floor
Approx. 25.4 sq. metres (273.3 sq. feet)



First Floor
Approx. 29.0 sq. metres (311.7 sq. feet)

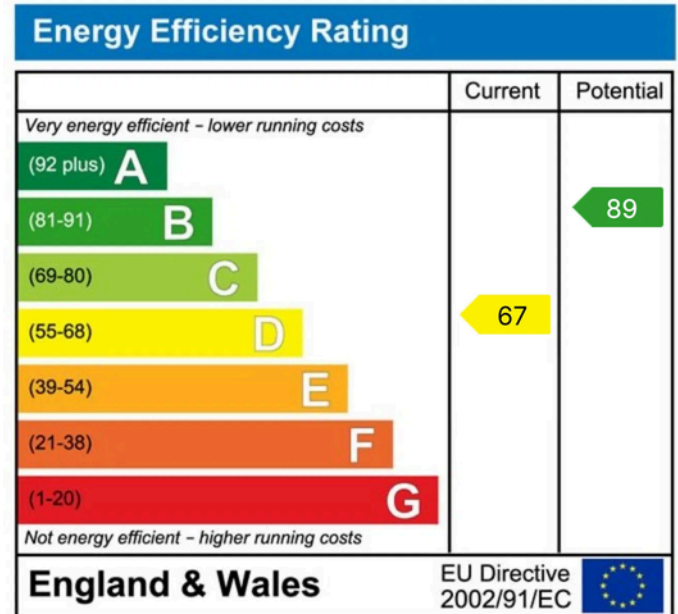


Total area: approx. 54.3 sq. metres (585.0 sq. feet)

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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Northampton Grove



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.