



Tel. 07534 550 339

[daniel.ismail@exp.uk.com](mailto:daniel.ismail@exp.uk.com)

**DANIEL ISMAIL**  
POWERED BY  
**exp** UK



Northampton Grove, Langdon Hills

3 2 2









Situated in the heart of Great Berry, Langdon Hills, this attractive three-bedroom detached family home offers spacious and versatile living accommodation throughout, extending to approximately 1,109 sq. ft. The property has been thoughtfully designed to provide comfortable family living, with well-proportioned rooms and a layout that flows seamlessly. Upon entering, you are welcomed by a generous hallway that sets the tone for the rest of the property. From here, stairs rise to the first floor, while doors open to a convenient downstairs WC and the main living accommodation. The living room is bright and spacious, creating the perfect area for relaxing or entertaining, with an open-plan aspect that leads through to the kitchen and dining area at the rear.

The modern open-plan kitchen/dining area provides an excellent hub of the home, ideal for both everyday family use and social occasions. From the dining space, doors open into a conservatory which overlooks and leads directly out to the large south-east facing garden, offering plenty of natural light and an attractive outlook.

Upstairs, the property features three well-sized bedrooms, each offering comfortable proportions. The master bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a family bathroom.

Externally, the home continues to impress. To the front there is off-street parking for multiple vehicles, together with access to the garage. The rear garden is of a generous size, predominantly south-east facing, making it an ideal outdoor space for families, gardening, or entertaining in the warmer months.

The location is another highlight, with the property ideally situated within walking distance of local shops, amenities, and green spaces including Great Berry Open Space and Langdon Hills Nature Reserve. Families will appreciate the close proximity to Great Berry Primary School, which is just a short walk away, while commuters benefit from being only 1.3 miles from Laindon Station, providing direct links into London.

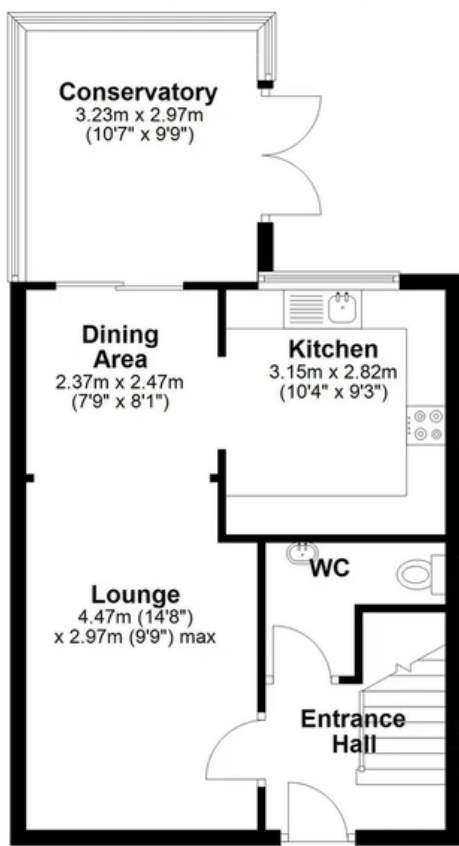
This superb detached home represents an excellent opportunity to secure a well-presented family residence in one of Langdon Hills' most sought-after areas.

- THREE BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINING ROOM
- SOUTH 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
- EN-SUITE TO MASTER BEDROOM
- GARAGE WITH OFF STREET PARKING FOR MULTIPLE VEHICLES
- SITUATED 1.3 MILES TO LAINDON C2C STATION
- COUNCIL TAX BAND D



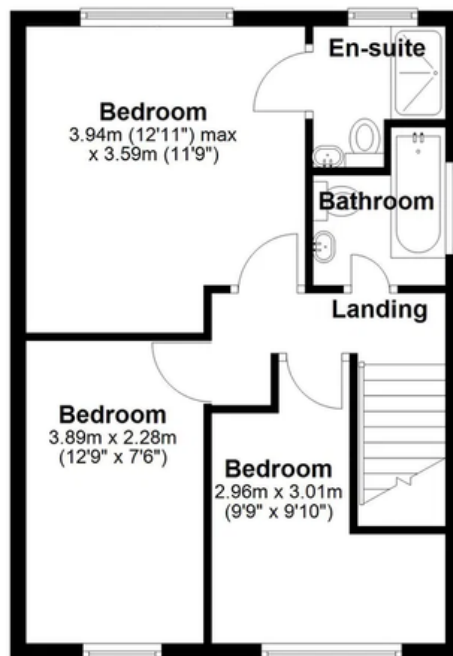
## Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



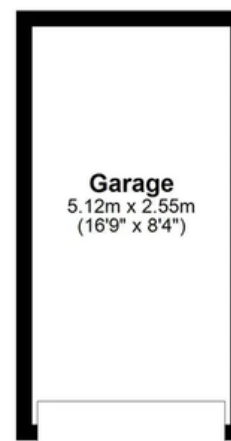
## First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



## Outbuilding

Approx. 13.1 sq. metres (140.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.4 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, Langdon Hills**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (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 |           |

## 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.