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# Coburg Lane, Langdon Hills

3 1 1

















Situated in the highly sought-after Great Berry area of Langdon Hills, this well-presented three-bedroom semi-detached family home offers modern living throughout and is perfectly suited to growing families. Covering approximately 781 sq ft of accommodation, the property has been thoughtfully maintained to provide a bright, contemporary feel from the moment you step through the door.

The ground floor comprises a spacious and inviting living room, ideal for both relaxing and entertaining. A convenient downstairs WC adds practicality for busy households. To the rear of the home, you will find an impressive open-plan kitchen/dining room, designed to create a sociable hub for family life. This light-filled space opens directly onto the east-facing rear garden, which has been designed for low maintenance, providing the perfect setting for outdoor dining and enjoying the morning sun.

Upstairs, the property offers three well-proportioned bedrooms, each offering ample space for family members or guests. The accommodation is completed by a modern family bathroom.

Externally, the home benefits from a private driveway providing off-street parking for two vehicles.

The location is equally appealing, with Great Berry Primary School and Great Berry Open Space just a short walk away. Local amenities are within easy reach, while the beautiful Langdon Hills Nature Reserve offers extensive walking and cycling routes for those who enjoy the outdoors. Laindon Station is conveniently situated approximately 1.2 miles away, providing direct links into London and surrounding areas.

This is a wonderful opportunity to acquire a modern family home in a desirable and well-connected part of Langdon Hills.

- THREE BEDROOMS SEMI DETACHED FAMILY HOME
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINING ROOM
- EAST FACING REAR GARDEN
- CONVENIENT LOCATED TO BOTH LANGDON HILLS NATURE RESERVE AND
- WITHIN A SHORT WALK OF GREAT BERRY SCHOOL
- COUNCIL TAX BAND D
- DRIVEWAY FOR TWO VEHICLES
- SITUATED 1.2 MILES TO LAINDON C2C STATION
- COVERING 781 SQ FT OF LIVING SPACE

GREAT BERRY OPEN SPACE



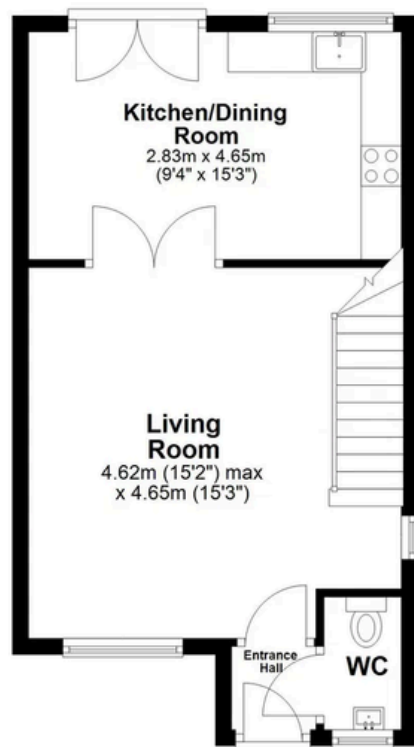






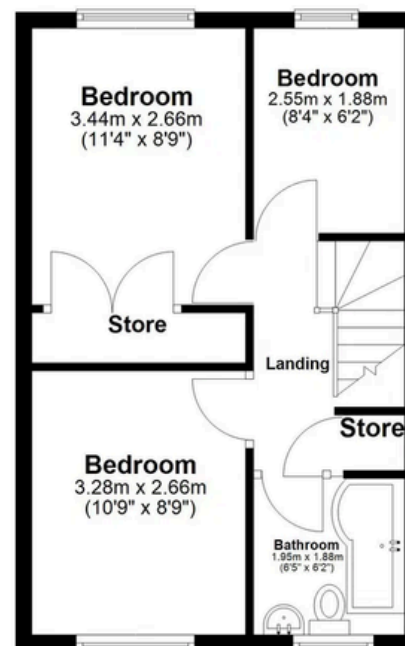
### Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 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.

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**Coburg Lane**

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