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Holly Bank Langdon Hills

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Nestled in the highly sought-after Great Berry area of Langdon Hills, this well-presented two-bedroom mid-terrace home offers a superb opportunity for buyers seeking modern living in a prime and family-friendly location.

Upon entering the property, you are welcomed by a hallway that flows seamlessly into a bright and airy living room. This inviting space enjoys excellent natural light and provides a comfortable setting for everyday living. Positioned at the rear, the living room opens beautifully into a contemporary open-plan kitchen and dining area. Designed with both style and practicality in mind, the kitchen features sleek finishes and ample workspace, creating the perfect environment for cooking, dining, and entertaining.

From the dining area, doors lead out to a generous east-facing rear garden. Offering plenty of outdoor space for relaxation and recreation, the garden also benefits from rear access, adding a valuable level of convenience.

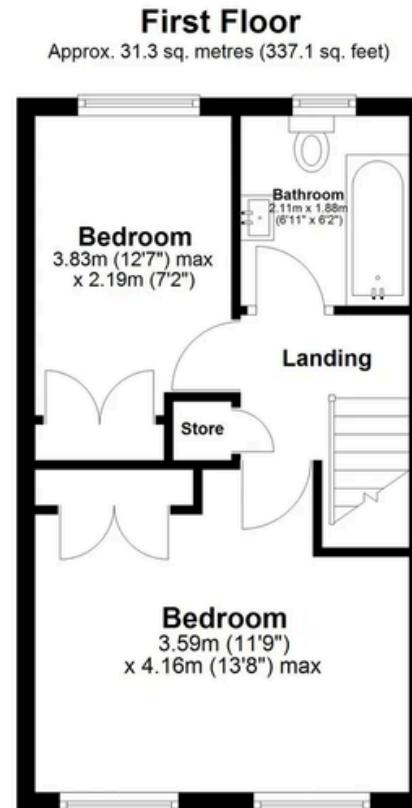
The first floor comprises two well-proportioned bedrooms, each presented in good order and suitable for a variety of living arrangements. A modern bathroom suite serves the first floor, providing a clean and comfortable space with contemporary fittings.

Further advantages of this attractive home include a driveway with off-street parking for two vehicles.

The property is ideally located within a short walk of Great Berry Primary School, local shops and amenities, and the popular Great Berry Open Space. Laindon Station is approximately 1.2 miles away, offering direct links into London, making this an excellent choice for commuters. Additionally, the home sits within easy reach of Langdon Hills Nature Reserve, providing beautiful surroundings and scenic walking routes right on your doorstep.

Offering a blend of modern living, convenience, and an excellent location, this lovely property is perfect for first-time buyers, downsizers, or anyone looking to enjoy the best of Langdon Hills.

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| • TWO BEDROOMS MID TERRACE HOUSE | • A SHORT WALK TO GREAT BERRY PRIMARY SCHOOL |
| • OPEN PLAN KITCHEN/DINER | • COUNCIL TAX BAND C |
| • BRIGHT AND AIRY LIVING ROOM | • CLOSE TO LOCAL AMENITIES AND LANGDON HILLS NATURE RESERVE |
| • DRIVEWAY FOR TWO VEHICLES | • MODERN DECOR THROUGHOUT |
| • EAST FACING REAR GARDEN | • 1.2 MILES TO LAINDON STATION |



Total area: approx. 62.6 sq. metres (674.2 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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