



Tel. 07534 550 339

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

**DANIEL ISMAIL**  
POWERED BY  
**exp** <sup>®</sup> **UK**





Coburg Lane, Langdon Hills

2 1 1











Situated in the heart of the ever-popular Great Berry area, this well-presented two bedroom semi-detached family home offers spacious accommodation, excellent outdoor space and fantastic potential for extension, subject to the usual planning permissions.

Upon entering the property, you are welcomed by a generous and inviting hallway, providing access to the first floor via the staircase and setting the tone for the rest of the home. To the left of the hallway is the spacious living room, a bright and comfortable space ideal for family living and entertaining. French doors open directly onto the large west-facing rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living. Continuing through the hallway, you will find the kitchen positioned at the rear of the property. The kitchen offers a practical layout with ample workspace and storage, and overlooks the rear garden, making it a functional and pleasant space for everyday use.

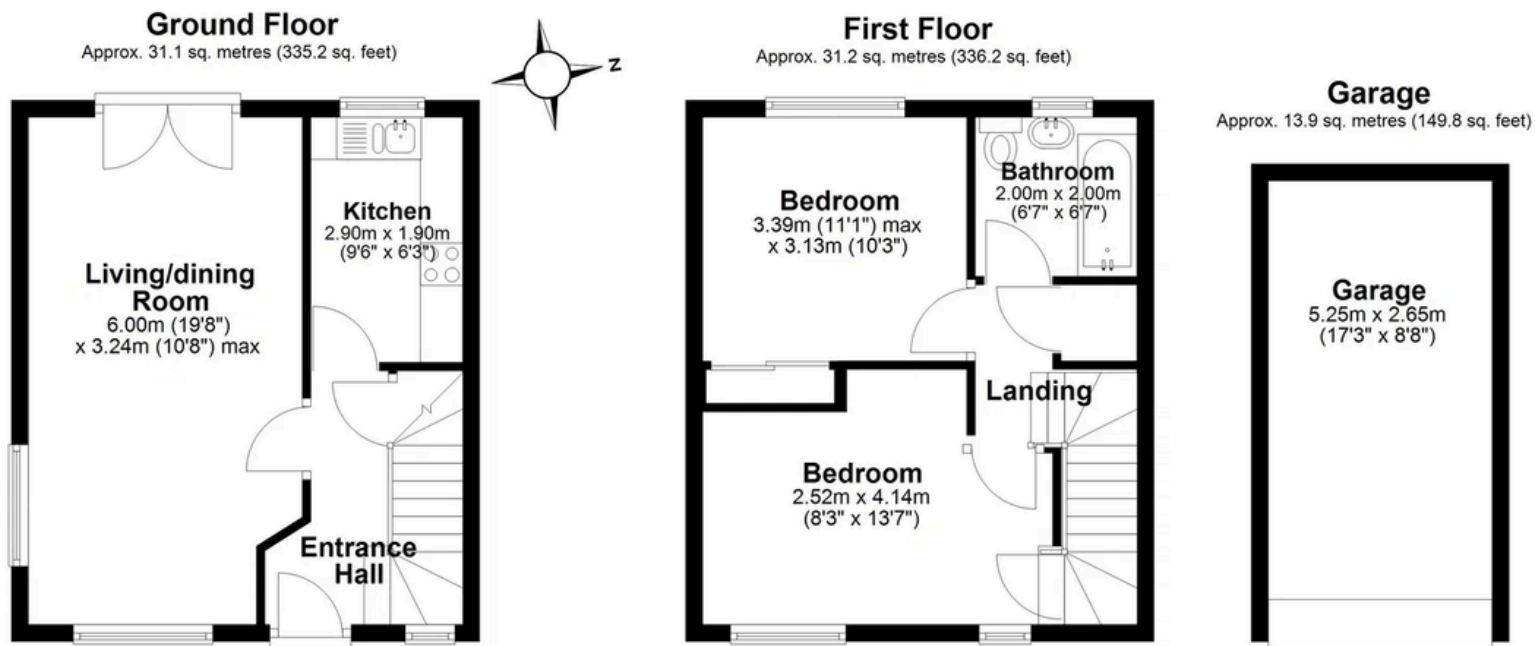
To the first floor, the property boasts two well-proportioned bedrooms, both offering comfortable accommodation suitable for a range of needs, along with a family bathroom completing the upstairs layout.

Externally, the standout feature is the generous west-facing rear garden, providing an excellent space for outdoor enjoyment and further enhancing the property's appeal. The home also benefits from off-street parking and a garage, offering convenient and secure parking options. Additionally, there is clear potential for both side and rear extensions, subject to planning permission, making this an ideal opportunity for buyers looking to grow into their home.

The location is particularly desirable, with Laindon Station located approximately 1.3 miles away, Great Berry Primary School just a short walk from the property, and easy access to local amenities. Langdon Hills Nature Reserve is also close by, offering beautiful green spaces and countryside walks right on your doorstep.

This property represents a fantastic opportunity to purchase a family home in a sought-after area, with excellent transport links, schooling and future potential.

- TWO BEDROOMS SEMI DETACHED FAMILY HOME
- POTENTIAL TO EXTEND TO SIDE AND REAR (SUBJECT TO PLANNING PERMISSION)
- OFF STREET PARKING AND GARAGE
- LARGE WEST FACING REAR GARDEN
- CONVENIENT LOCATED TO BOTH LANGDON HILLS NATURE RESERVE AND GREAT BERRY OPEN SPACE
- WITHIN A SHORT WALK OF GREAT BERRY SCHOOL
- CLOSE TO LOCAL AMENITIES
- COVERING AROUND 821 SQ FT APPROX
- SITUATED 1.3 MILES TO LAINDON C2C STATION
- COUNCIL TAX BAND C



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>		
(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		
	70	77
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 76.3 sq. metres (821.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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

**Coburg Lane**

## 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.