



# COUNTRYSIDE ESTATES

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## 1 Warwick Place, Great Berry, Langdon Hills, SS16 6DU

**Guide Price £425,000 Freehold**

GUIDE PRICE £425,000-£450,000 - OCCUPYING A CORNER PLOT POSITION IN THE HIGHLY SOUGHT AFTER GREAT BERRY AREA, minutes walk of a large open space and close to Great Berry Junior school, this modern three bedroom house with a superb extended 24 x 14'9 kitchen/diner with a most impressive fitted kitchen and integrated appliances.

Close by is Langdon Hills nature reserve and Tesco is within just half a mile. Maintained in good condition throughout viewing is **HIGHLY RECOMMENDED**.



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## Accommodation

Composite part glazed entrance door. Opening to:

## Entrance Hall

Upvc double glazed window to front aspect, laminate wood flooring, coved smooth plastered ceiling, radiator. Open to:

## Lounge 14'10 x 14'1 (4.52m x 4.29m)



Upvc double glazed window to front aspect, laminate wood flooring, coved smooth plastered ceiling, feature fire surround with inset electric fire, radiator, TV and power points. Staircase leading to first floor.



## Extended Kitchen/Diner 24'1 x 14'9 (7.34m x 4.50m)



Upvc double glazed french doors leading out to rear garden, and window to side aspect, laminate wood flooring, smooth plastered part vaulted ceiling with inset spotlights and four velux windows. Outstanding stylish fitted kitchen comprising an extensive range of wall and base units plus large larder cupboard, quartz worktops and tiled splash backs, large central island with inset ELICA induction hob and integrated extractor fan, plus a pop up power socket. A Range of integrated appliances including, a full height BOSCH fridge and Zanussi freezer, BOSCH double oven, microwave and warming drawer, dishwasher and washing machine. Inset one and half sinks with drainer, water softener and hot tap. Wall mounted radiator, TV and power points.





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**Landing**



Carpet, covered artex ceiling, radiator and power point. Doors leading to:

**Bedroom One 10'10 x 8'1 (3.30m x 2.46m)**



Upvc double glazed window to front aspect, carpet, covered smooth plastered ceiling, built-in double wardrobe, radiator, access to loft via hatch, TV and power points.

**Ground Floor Cloakroom**



Upvc double glazed obscure window to front aspect, vinyl flooring, covered artex ceiling, close coupled W.C, wall mounted hand wash basin with tiled splash back, radiator.





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## Bedroom Two 9'5 x 8'1 (2.87m x 2.46m)



Upvc double glazed window to rear aspect, carpet, covered smooth plastered ceiling, built-in double wardrobe, radiator, storage/airing cupboard, TV and power points.

## Bedroom Three 7'10 x 6'4 (2.39m x 1.93m)



Upvc double glazed window to front aspect, carpet, covered artex ceiling, fitted wardrobes with sliding doors, radiator, TV and power points.

## Family Bathroom 6'6 x 6'4 (1.98m x 1.93m)



Upvc double glazed obscure window to rear aspect, vinyl flooring, covered artex ceiling, part tiled walls, panelled bath with shower over and glass screen, pedestal hand wash basin with chrome mixer tap, close coupled W.C, chrome heated towel rail.

## Rear Garden

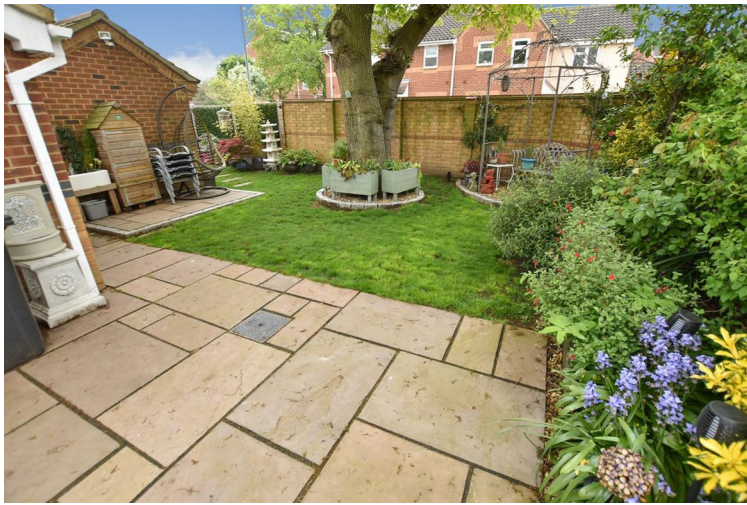


L-Shaped landscaped garden commencing with spacious patio, leading to lawned area with mature planted flowerbeds, returning to side of garage further lawn and garden shed. Measuring approx. 37FT wide X 41FT deep reducing to 27ft. Side access, external lighting and water tap.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Detached Garage

Up and over garage door, power points and lighting.

## Front Garden

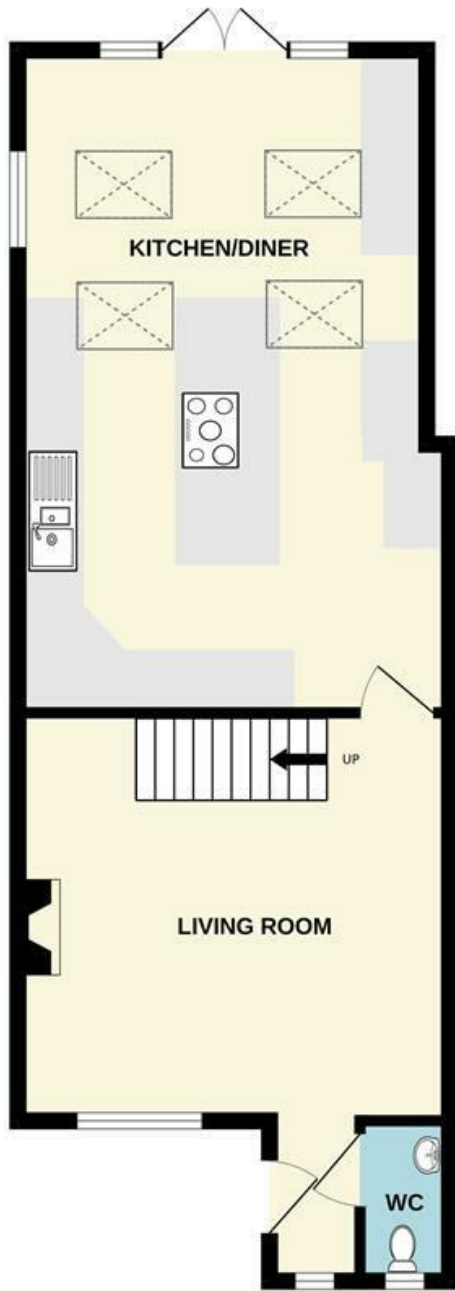


Established flower bed and driveway providing off street parking in addition to the detached garage.

## Council Tax

Band D Basildon Borough Council

Ground Floor  
566 sq.ft. (52.6 sq.m.) approx.



1st Floor  
345 sq.ft. (32.1 sq.m.) approx.



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TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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