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Armath Place, Langdon Hills

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Situated on the sought-after Armath Place within the highly desirable Great Berry area of Langdon Hills, this beautifully presented three bedroom end of terrace family home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for growing families, first-time buyers and commuters alike. Positioned on a quiet residential turning and surrounded by excellent local amenities, green open spaces and highly regarded schools, the property combines peaceful living with everyday convenience.

Upon entering the property, you are welcomed by an entrance hall leading to a well-appointed kitchen positioned to the front of the home, offering ample worktop and storage space. To the rear, the generous lounge/dining room provides an excellent entertaining and family living space with plenty of natural light flowing throughout. Double doors lead directly into a large conservatory, creating an additional reception area that can be enjoyed all year round while overlooking the rear garden. The garden itself offers a private outdoor setting ideal for relaxing, entertaining or family use.

The first floor comprises two well-proportioned bedrooms along with a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom, providing a fantastic sense of privacy and excellent storage potential.

Further benefits include two allocated parking spaces, double glazing and electric heating throughout.

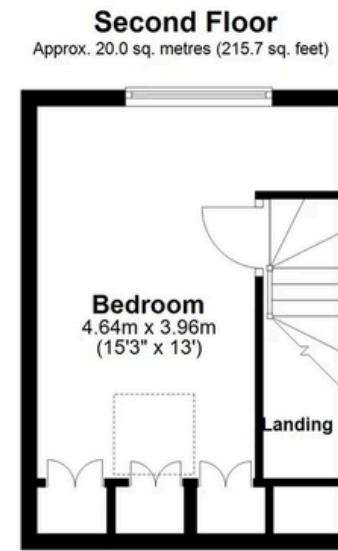
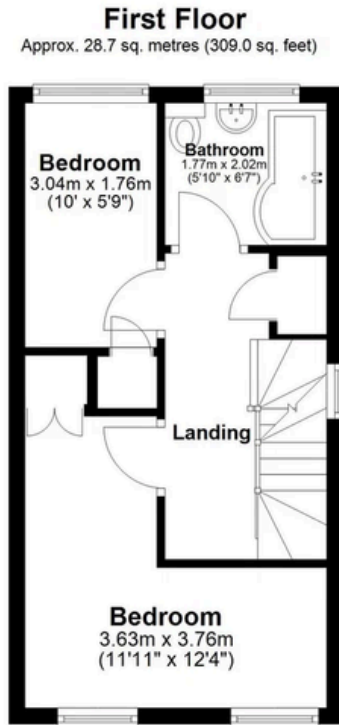
The location is a major feature of this home, being moments from the beautiful Langdon Hills Nature Reserve and within a short walk of Great Berry Open Space, making it perfect for families and those who enjoy outdoor living. A selection of local shops, amenities and transport links are all easily accessible, while Great Berry Primary School is situated within approximately 0.4 miles. For commuters, Laindon Station is located within approximately 1.5 miles, providing direct rail links into London.

An early internal viewing is strongly advised to fully appreciate the size, layout and excellent location this wonderful family home has to offer.

- THREE BEDROOMS END OF TERRACE FAMILY HOME
- TWO ALLOCATED PARKING SPACE
- LARGE CONSERVATORY LEADING ON TO A REAR GARDEN
- WITHIN 0.4 MILES OF GREAT BERRY PRIMARY SCHOOL
- A SHORT WALK TO GREAT BERRY OPEN SPACE AND LOCAL AMENITIES
- ARRANGED OVER THREE FLOORS
- ELECTRIC HEATING
- SITUATED ON A QUIET RESIDENTIAL TURNING
- SITUATED WITHIN 1.5 MILES OF LAINDON STATION
- COUNCIL TAX BAND C







Total area: approx. 87.2 sq. metres (938.8 sq. feet)

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Armath Place

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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