



30a Berry Lane, Langdon Hills - SS16 6AZ

£625,000 Freehold

Newly built four-bedroom detached family home, perfectly positioned in the sought-after Langdon Hills location. Designed with modern families in mind, the property boasts an impressive **A-rated EPC** thanks to its energy-efficient features, including solar panels and underfloor heating to the ground floor. With a stunning open-plan kitchen and dining area, beautifully finished with integrated appliances (fridge, freezer, dishwasher, microwave, oven, and an electric hob set into a stylish peninsular doubling as a breakfast bar), complemented by bi-fold doors that flood the space with natural light and open seamlessly onto the garden. Council Tax band: F ~ EPC Energy Efficiency Rating: A



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Entrance Hall

Cloakroom

Inner Hall

Lounge: 15' 4" x 12' 2" (4.68m x 3.70m)

Kitchen / Diner: 14' 5" x 19' 5" (4.39m x 5.92m)

Utility Room: 8' 3" x 5' 5" (2.51m x 1.65m)

Boiler Room

Study: 12' 2" x 5' 7" (3.71m x 1.70m)

Landing

Bedroom One

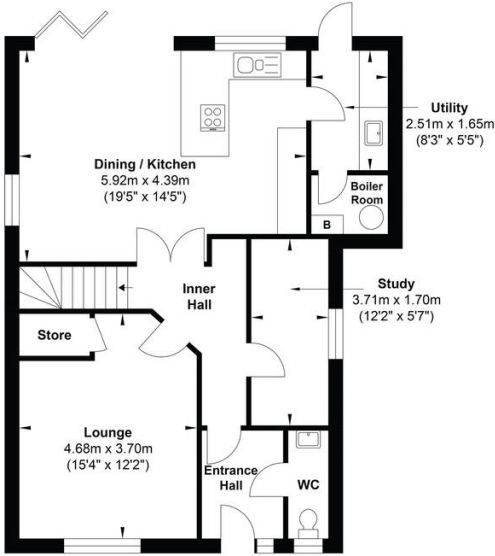
En-suite: 2' 11" x 8' 2" (0.89m x 2.49m)

Bedroom Two: 12' 4" x 12' 1" (3.76m x 3.68m)

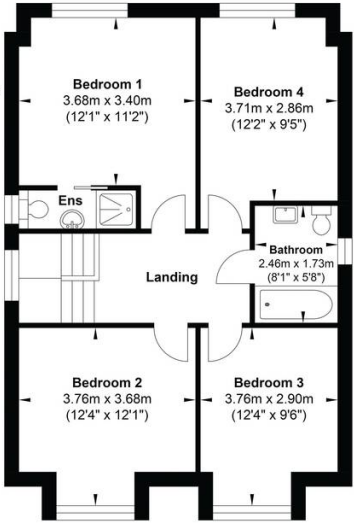
Bedroom Three: 12' 4" x 9' 6" (3.76m x 2.90m)

Bedroom Four: 12' 2" x 9' 5" (3.71m x 2.86m)

Bathroom: 8' 1" x 5' 8" (2.46m x 1.73m)



Ground Floor



First Floor

Gross Internal Floor Area : 131.0 m2 ... 1410 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.