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Reeves Close, Langdon Hills

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Situated within the highly sought-after Great Berry area of Langdon Hills and tucked away in a quiet residential cul-de-sac on Reeves Close, this attractive three-bedroom detached family home presents an excellent opportunity for buyers seeking a well-positioned property with the added advantage of no onward chain.

Occupying a pleasant position within this established development, the property offers generous and well-balanced accommodation extending to approximately 1,149 sq ft, making it an ideal purchase for families, commuters and those looking to upsize within this desirable part of Basildon. Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to the principal ground floor accommodation. The bright and spacious reception room enjoys an attractive bay-fronted aspect and offers ample space for both living and entertaining. Double doors lead through to the dining area, creating a versatile and sociable layout that is perfectly suited to modern family living. The dining space benefits from views across the rear garden and direct access outdoors, making it ideal for family meals and entertaining guests throughout the year. The separate kitchen/dining room is well-proportioned and offers an excellent range of worktop and storage space, providing a practical environment for everyday family life. The ground floor is further complemented by a convenient cloakroom/WC.

To the first floor, the property features three well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, providing a desirable degree of privacy and convenience. The remaining bedrooms are served by a family bathroom and offer flexible accommodation suitable for children, guests, or those requiring a home office.

Externally, the property continues to impress. To the front, there is off-street parking for multiple vehicles, together with access to the attached single garage, providing further parking, storage or potential for conversion subject to the necessary permissions. The rear garden offers a private outdoor space with plenty of room for children to play, outdoor dining and summer entertaining.

The location is a particular feature of this home. Reeves Close is a peaceful residential turning within the ever-popular Great Berry development, renowned for its family-friendly environment, excellent schooling and convenient transport links. Great Berry Open Space is just a short distance away, offering scenic walks, recreational facilities and open green surroundings. Families will appreciate being within approximately 0.3 miles of Great Berry Primary School, one of the area's most sought-after schools.

For commuters, Laindon C2C railway station is situated approximately 1.2 miles away, providing direct services into London Fenchurch Street, making this an excellent choice for those travelling into the capital. A range of local shops, amenities, parks and leisure facilities are also close by, ensuring all daily needs are easily catered for.

Offered to the market with no onward chain, this spacious detached family home combines a desirable cul-de-sac location, excellent living accommodation, off-street parking, garage facilities and superb access to schools, amenities and transport links. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

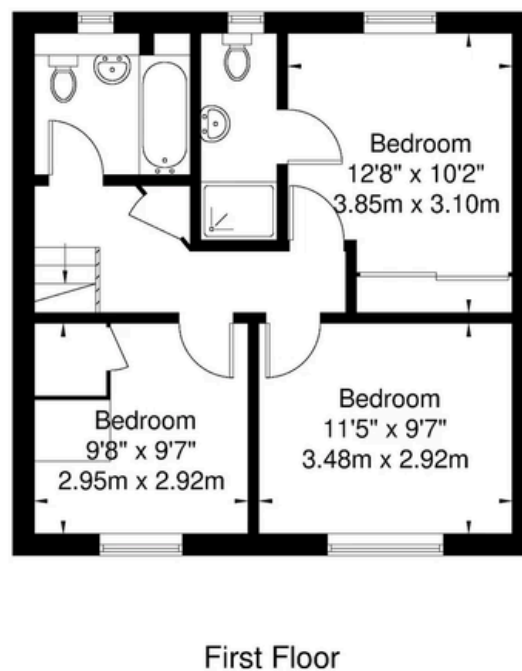
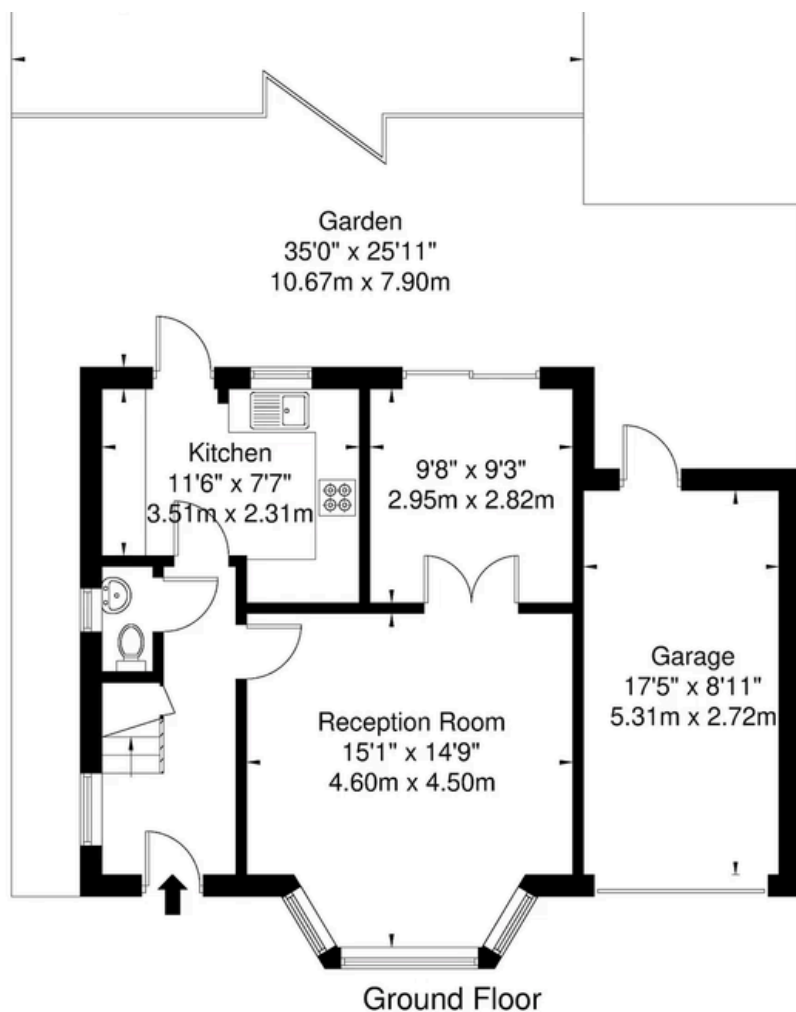
AGENT NOTE:

Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- THE ADVANTAGE OF NO ONWARD CHAIN
- THREE BEDROOMS DETACHED FAMILY HOME
- EN-SUITE SHOWER TO MASTER BEDROOM
- SEPERATE KITCHEN/DINING ROOM
- OFF STREET PARKING FOR MULTPLE VEHICLES
- ATTACHED SINGLE GARAGE
- CLOSE TO LOCAL AMENTIES AND GREAT BERRY OPEN SPACE
- WITHIN 0.3 MILES OF GREAT BERRY PRIMARY SCHOOL
- SITUATED WITHIN 1.2 MILES OF LAINDON C2C STATION
- COUNCIL TAX BAND E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.