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Great Berry Lane, Langdon Hills

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Situated on the ever-popular Great Berry Lane in the heart of Langdon Hills, this impressive four-bedroom detached family home offers beautifully presented and thoughtfully designed living accommodation. Having been extended and improved to a high standard, the property combines spacious family living with modern finishes throughout and enjoys a generous rear garden measuring approximately 75ft in length.

The property occupies a desirable position within easy reach of local amenities, highly regarded schools and excellent transport links, making it an ideal choice for growing families seeking both space and convenience.

Upon entering, you are welcomed by a spacious entrance hall which provides access to the principal ground floor accommodation. To the front of the property is a versatile study which could equally serve as a home office, playroom or snug, perfectly suited to modern family requirements. A convenient ground floor WC is also located off the hallway.

The main living room is an excellent size, measuring over 21ft in length, providing a comfortable and inviting space for relaxing and entertaining. The real focal point of the home, however, is the stunning open-plan kitchen, dining and family area situated to the rear. Designed with family living in mind, it features a beautifully appointed kitchen with a central island, ample storage and worktop space, together with underfloor heating throughout the kitchen/dining area for added comfort. Multiple skylights flood the room with natural light, whilst bi-folding doors seamlessly connect the interior with the rear garden, creating the perfect space for entertaining guests and enjoying indoor-outdoor living during the warmer months.

Adjacent to the kitchen is a separate utility room, providing additional storage and practical laundry facilities while keeping the main living space clutter-free.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat for homeowners. There are three further bedrooms, all offering excellent accommodation for family members or guests. In addition to the en-suite, there is a modern family bathroom located at the top of the staircase serving the remaining bedrooms.

Externally, the property continues to impress. To the front, a substantial block-paved driveway provides off-street parking for multiple vehicles. The rear garden extends to approximately 75ft and offers an excellent combination of lawn, patio seating areas and mature planting, creating a private and established outdoor space ideal for families, entertaining and outdoor recreation. The garden also benefits from useful outbuildings providing additional storage.

The location is particularly attractive for families and commuters alike. Great Berry Lane enjoys convenient access to a range of local shops and everyday amenities, whilst Langdon Hills Nature Reserve and The Rec are just a short walk away, offering wonderful green open spaces and scenic walking routes.

Families will appreciate being within approximately 0.7 miles of Lincewood Primary School, while commuters benefit from Laindon C2C Station being situated within approximately 0.7 miles, providing direct rail services into London Fenchurch Street.

Offering spacious and versatile accommodation, a stunning open-plan living space, four bedrooms, en-suite facilities, a generous rear garden and a highly desirable Langdon Hills location, this exceptional detached family home presents a rare opportunity for buyers seeking a property ready to move straight into.

Early viewing is highly recommended to fully appreciate everything this outstanding family home has to offer.

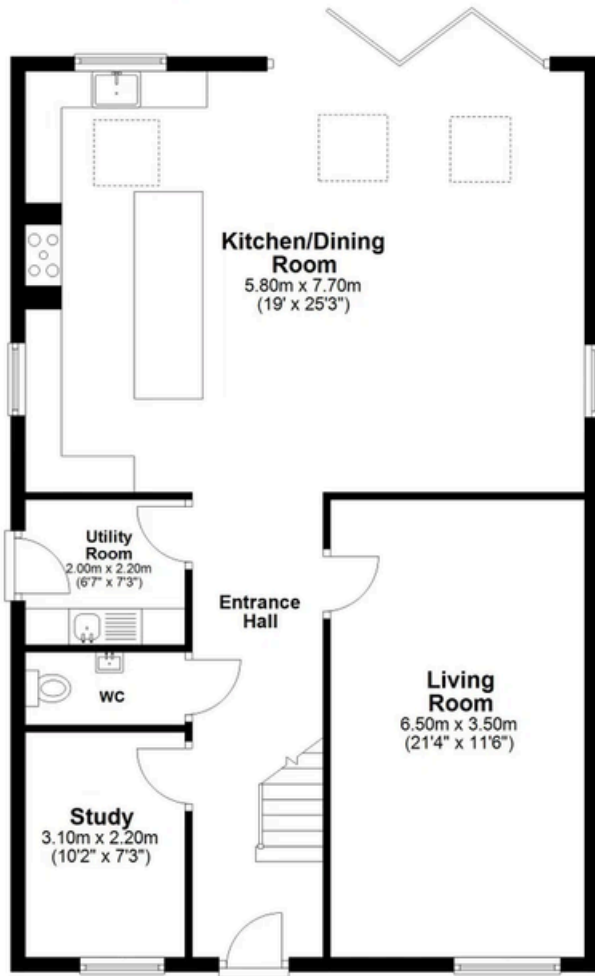
- FOUR BEDROOMS DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/DINING ROOM WITH BI FOLDS
- 75FT REAR GARDEN
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- A SHORT WALK TO LANGDON HILLS NATURE RESERVE AND THE REC
- CLOSE TO LOCATION AMEMITIES (TRIANGLE SHOPS)
- SITUATED WITHIN 0.7 MILES OF LINCEWOOD PRIMARY SCHOOL
- SITUATED WITHIN 0.7 MILES OF LAINDON C2C STATION
- COUNCIL TAX BAND E





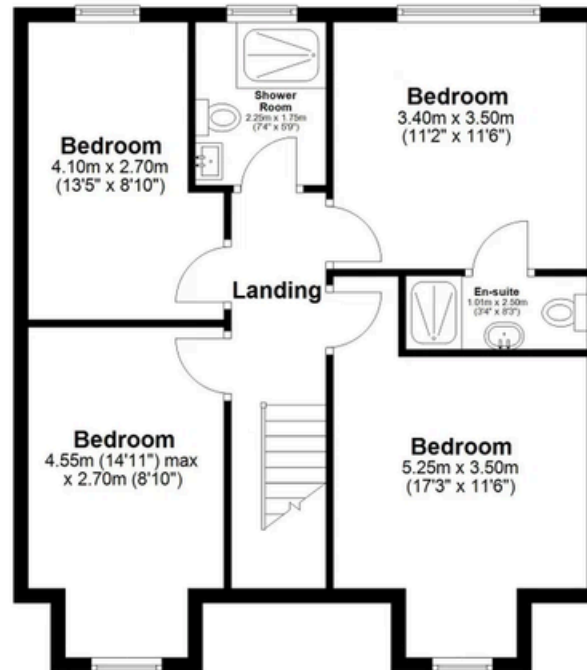
Ground Floor

Approx. 94.6 sq. metres (1018.8 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 157.5 sq. metres (1695.5 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.

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Great Berry Lane

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 82 |
| (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 | |