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Rosecroft Close, Langdon Hills

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Located within the highly sought-after Great Berry area of Langdon Hills, this well-presented two double bedroom end of terrace home offers spacious and modern accommodation totalling approximately 812 sq ft, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Positioned within a quiet residential turning, the property enjoys a peaceful setting whilst remaining conveniently close to excellent local amenities, reputable schools and transport links.

Upon entering, you are welcomed by an entrance hall leading through to a contemporary open plan kitchen and living space, thoughtfully designed to create a bright and sociable environment. The modern fitted kitchen offers a range of units and ample worktop space, seamlessly flowing into the lounge/dining area which provides generous proportions for both relaxing and entertaining. The layout maximises natural light and offers a practical yet stylish living arrangement suited to modern lifestyles.

To the first floor, the property benefits from two genuine double bedrooms, both well-proportioned and offering comfortable accommodation. The modern family bathroom has been finished to a high standard and comprises a contemporary suite, creating a sleek and functional space.

Externally, the home continues to impress. The east-facing garden provides a pleasant outdoor space to enjoy morning sunshine, ideal for outdoor dining or relaxing. As an end of terrace property, there is a sense of additional privacy and space. To the front, the property features gated off-street parking for one vehicle in addition to an attached garage, offering excellent storage or further parking options.

The location is a key highlight. Great Berry Primary School is situated approximately 0.2 miles away, making the morning school run effortless. Laindon Station is within 0.9 miles, providing direct rail links into London Fenchurch Street, ideal for commuters.

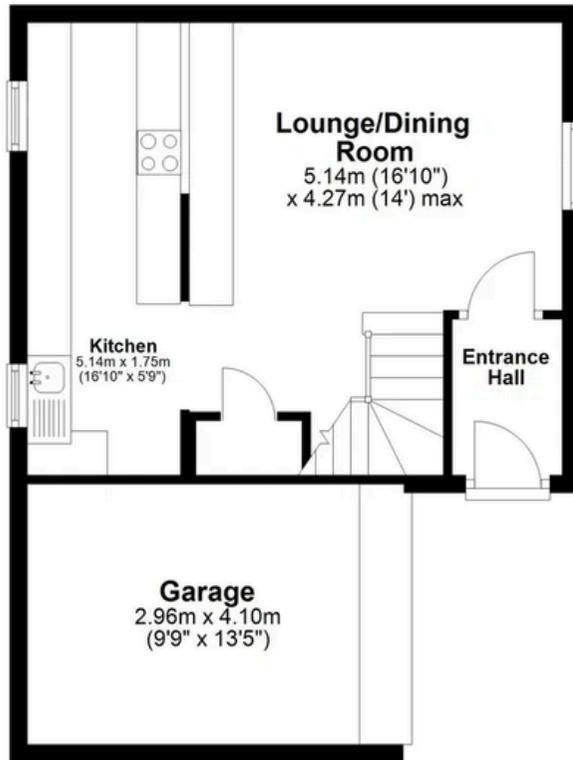
The property is also just a short walk from local amenities and the popular Great Berry Open Space, perfect for families, dog walkers and those who enjoy outdoor leisure activities.

This attractive home combines modern living, practical features and a prime Langdon Hills location, presenting a fantastic opportunity for buyers seeking a well-connected yet peaceful residential setting. Early viewing is strongly recommended.

- TWO BEDROOMS END OF TERRACE HOME
- MODERN OPEN PLAN KITCHEN/LIVING ROOM
- GATED OFF STREET PARKING FOR ONE VEHICLE AND ATTACHED GARAGE
- LOCATED WITHIN A QUIET RESIDENTIAL TURNING
- EAST FACING GARDEN
- COVERING 812 SQ FT OF LIVING SPACE
- SHORT WALK TO LOCAL AMENITIES AND GREAT BERRY OPEN SPACE
- SITUATED WITHIN 0.2 MILES OF GREAT BERRY PRIMARY SCHOOL
- WITHIN 0.9 MILES OF LAINDON STATION
- COUNCIL TAX BAND D

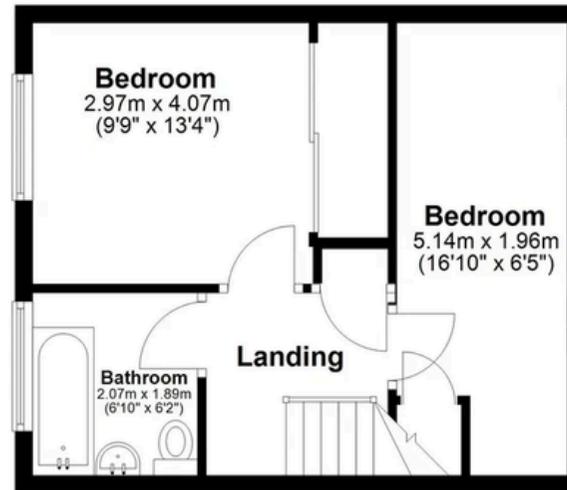
Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 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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Rosecroft Close

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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	

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