

Courtney Park Road, Langdon Hills, Basildon

£260,000

2 1 1





- Highly Sought-After Location – Situated along the desirable Courtney Park Road in Langdon Hills, an appealing setting for buyers looking to secure their next home.
- Ground Floor Maisonette – Enjoy the convenience of ground floor living with the feel and benefits of a house, making this an attractive alternative to a traditional two bedroom property.
- Two Generous Double Bedrooms – Both bedrooms offer excellent proportions, providing comfortable accommodation without the compromise of a small box room.
- Spacious Lounge/Diner – A wonderfully proportioned living and dining area, ideal for relaxing or entertaining, with the added benefit of direct access to the private rear garden.
- Your Own Private Rear Garden – Predominantly laid to lawn, this fantastic outdoor space is perfect for summer barbecues, alfresco dining or simply enjoying some fresh air.
- Well-Appointed Kitchen – A practical and thoughtfully arranged kitchen offering a dedicated space for everyday cooking and meal preparation.
- Modern Shower Room – A contemporary shower room providing a stylish and practical addition to this well-proportioned home.
- Garage & Parking – The added convenience of a garage situated in the neighbouring block, together with parking facilities, provides a welcome benefit.
- Generous Frontage – The property enjoys an attractive, generously sized frontage, adding to its overall appeal and sense of space.
- No Onward Chain – Offered to the market with no onward chain, making this an exciting opportunity for first-time buyers, downsizers and investors seeking a potentially smoother purchase.

Can't Quite Stretch to a Two Bedroom House? This Could Be the Next Best Thing!

Who says you need a house to enjoy the perks of one?

If a two bedroom house is just out of reach, don't give up on the dream just yet! This fabulous two double bedroom ground floor maisonette might just be the perfect compromise… and trust us, it's got a few tricks up its sleeve!

Situated along the highly desirable Courtney Park Road in Langdon Hills, this little gem offers the space, garden and garage you'd love from a house, without necessarily needing the house-sized budget!

Step inside and you'll find an inviting hallway, a wonderfully spacious lounge/diner with direct access to your very own rear garden, a well-appointed kitchen, modern shower room and two proper double bedrooms. No box room pretending to be a bedroom here!

And there's more! Outside, you've got your own rear garden laid to lawn, a generous frontage, parking and even a garage in the neighbouring block. Not bad for a maisonette, is it?

Whether you're taking that exciting first step onto the property ladder, downsizing or simply looking for more bang for your buck, this one deserves your attention.

And did we mention NO ONWARD CHAIN? That's one less headache between you and getting those keys!

Two double bedrooms. Your own garden. A garage. Ground floor living. No onward chain.

All the ingredients of a house… just with a different name on the tin!

Don't let the word 'maisonette' fool you – come and see just how much this home has to offer!





Colubrid.co.uk

THE SMALL PRINT:

Material Information:

Service Charge: TBC
Annual Ground Rent TBC
Length of Lease: 85 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

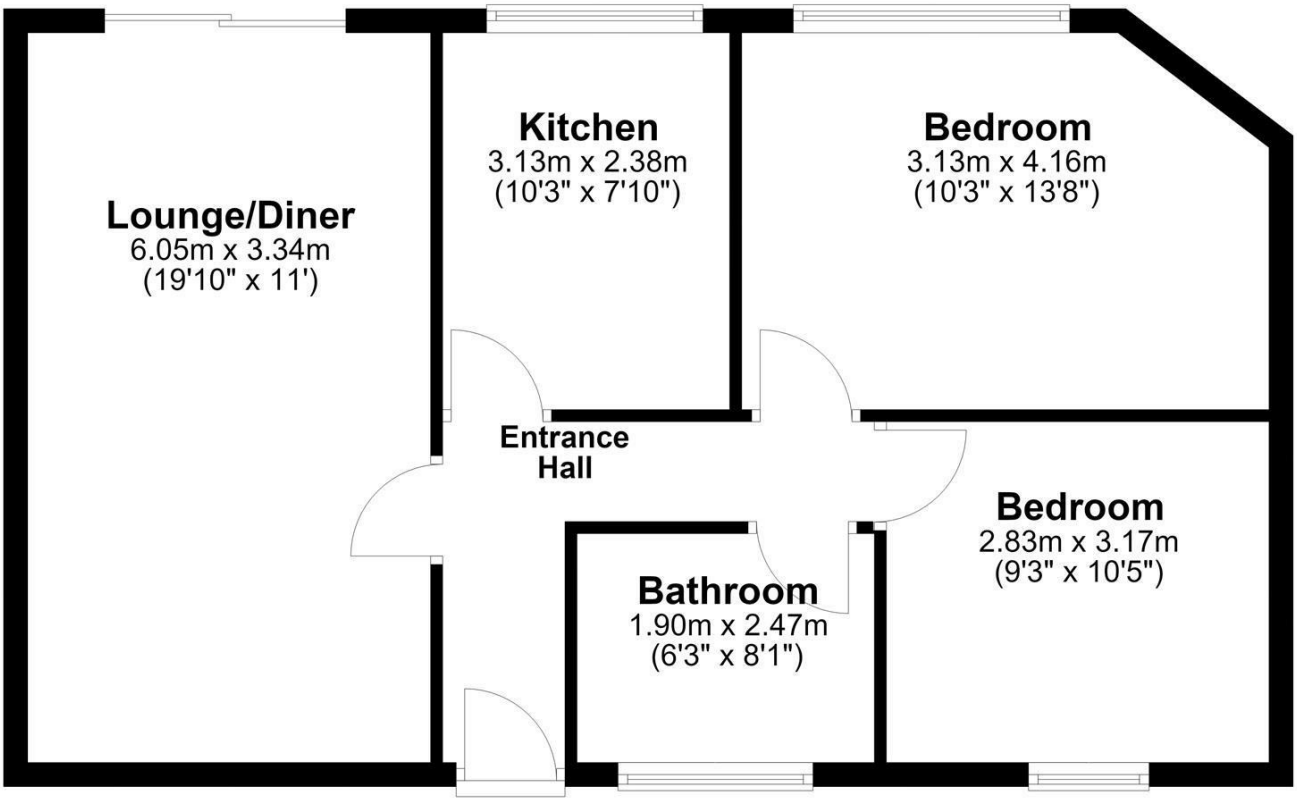
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





Ground Floor



Colubrid.co.uk

















Colubrid.co.uk