



DANIEL ISMAIL
exp UK

Tel 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
POWERED BY
exp UK



Great Berry Lane, Langdon Hills

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DANIEL SMILE
exp UK

This impressive and exceptionally spacious four/five bedroom detached family home offers a versatile layout and a wealth of high-quality features throughout. Positioned in a sought-after location close to excellent local amenities and transport links, the property is offered with the significant benefit of no onward chain, providing a smooth and stress-free buying opportunity.

Set behind secure electric gates, the home is approached via a large private driveway offering ample off-street parking for up to five or six vehicles, in addition to an integral garage. The property boasts approximately 2,879 sq. ft. of well-designed internal accommodation, ideally suited for growing families or those seeking multi-functional living space. The garage, subject to the necessary planning permissions, also offers the potential to be converted into an additional living area, home gym, or further workspace, adding even more flexibility to the home's layout.

Upon entering, you are welcomed by a spacious entrance hall that leads through to a selection of beautifully presented rooms on the ground floor. The snug and an additional room currently being used as a bedroom can both be repurposed into further bedrooms, reception areas, or functional spaces depending on your needs. A separate office/study room offers an ideal space for those working from home. At the heart of the home is an expansive and contemporary open-plan kitchen and dining area, featuring sleek cabinetry, and generous worktop space. Bi-fold doors span the rear wall, seamlessly connecting the indoors to the outdoors and flooding the space with natural light. A separate yet connected living area, also featuring bi-fold doors, provides a wonderful family or entertaining space with direct access to the south-facing rear garden—perfect for enjoying the sunshine and outdoor living throughout the year.

Upstairs, the property continues to impress with three substantial double bedrooms, including a luxurious master suite complete with a stylish en-suite shower room. Two additional modern bathrooms, finished to a high standard, ensure comfort and convenience for family members and guests alike.

The south-facing rear garden is both private and well-maintained, offering a peaceful retreat with plenty of room for outdoor dining, relaxation, or children's play.

Situated just 0.6 miles from Laindon Station, with direct rail services into central London, the property is ideally located for commuters. Nearby amenities include the popular Triangle shopping area and Great Berry shops, while families will appreciate proximity to reputable local schools such as Lincewood and Great Berry Primary. For those who enjoy the outdoors, the beautiful Langdon Hills Nature Reserve is also within easy reach, providing scenic walking trails and open green space.

This is a rare opportunity to secure a substantial and flexible family home in a prime location with excellent transport links, school catchments, and natural surroundings. Viewings are highly recommended to fully appreciate everything this property has to offer.

- FOUR/FIVE BEDROOMS DETACHED FAMILY HOME
- COVERING APPROX 2,879 SQ. FT
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SHORT WALK TO LANGDON HILLS RECREATION GROUND (THE REC)
- SOUTH FACING REAR GARDEN
- COUNCIL TAX BAND E
- WITHIN 0.6 MILES OF LAINDON STATION
- INTEGRAL GARAGE AND OFF STREET PARKING
- CONVENIENTLY LOCATED TO BOTH GREAT BERRY AND LINCWOOD SCHOOL

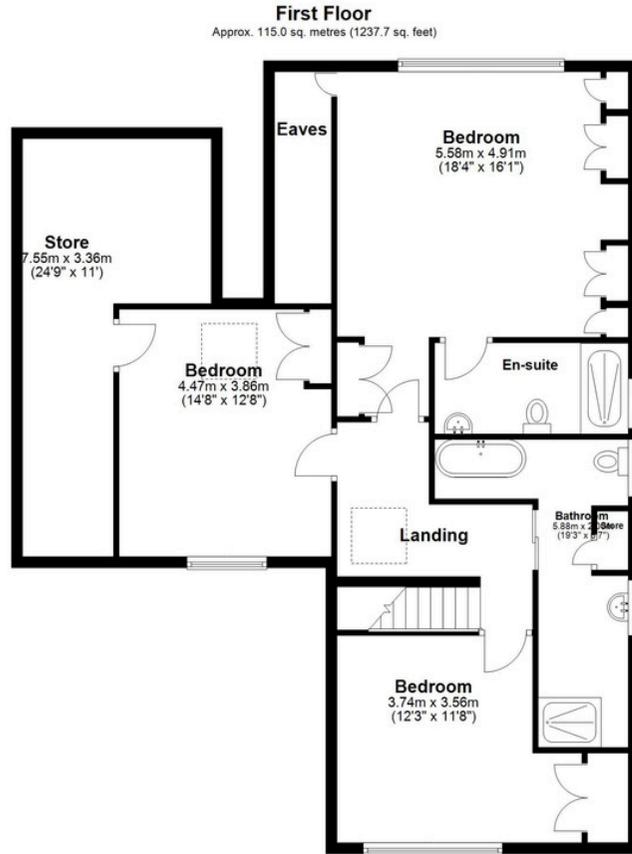
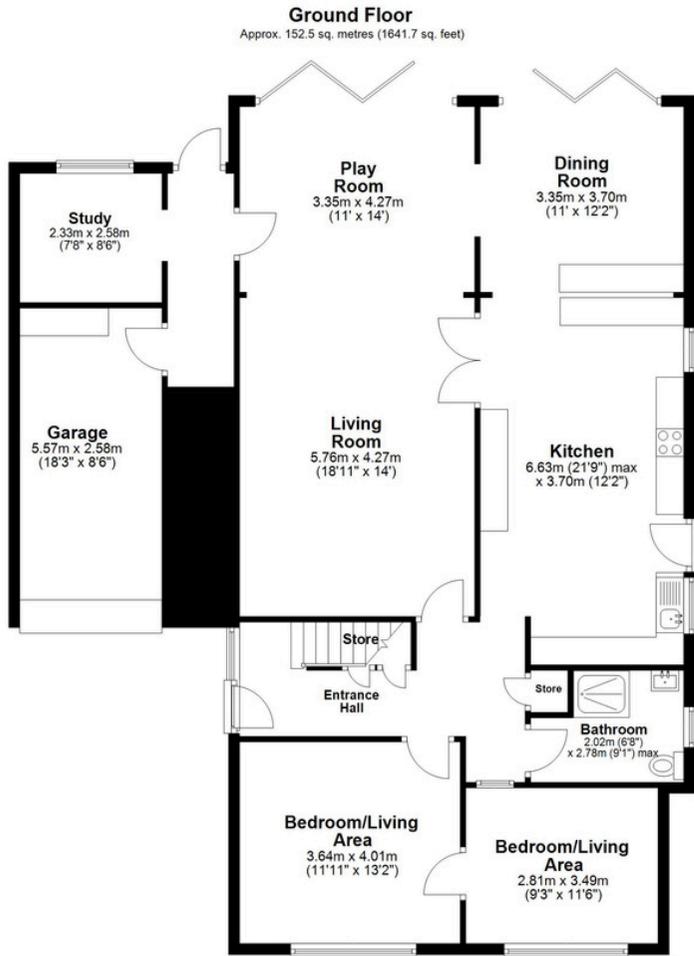










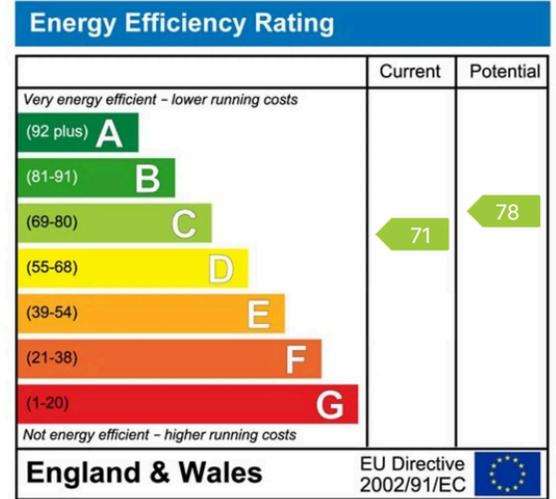


Total area: approx. 267.5 sq. metres (2879.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Great Berry Lane



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