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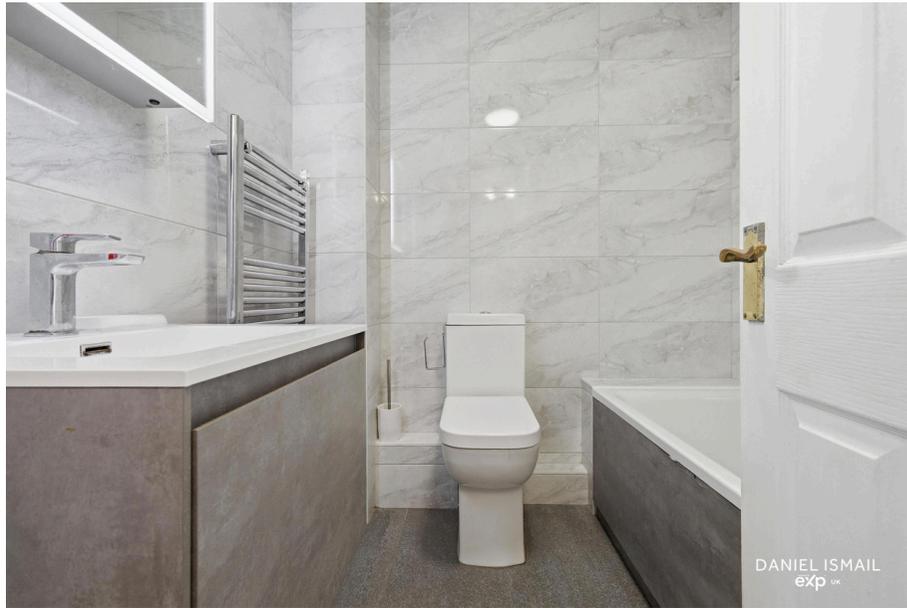


Cambridge Close, Langdon Hills

2 1 1







Situated in the highly sought-after area of Great Berry, Langdon Hills, this well-presented two bedroom mid-terrace home offers an excellent opportunity for first-time buyers, young families, or investors looking for a property in a desirable and well-connected location. The property is positioned within a quiet residential setting and benefits from off street parking for two vehicles. Upon entering the home, you are welcomed by an entrance hall which provides access to a convenient ground floor WC, ideal for guests and everyday practicality. The ground floor accommodation continues into a bright and airy living room which forms the heart of the home. The room offers generous proportions and a comfortable living space, with stairs leading to the first floor and ample room for both seating and dining furniture. From here, double doors open into a large conservatory, creating an additional reception area that is filled with natural light and provides an excellent space for relaxing, entertaining, or enjoying views of the garden throughout the year.

The kitchen is located at the front of the property and is fitted with a range of base and wall units with work surfaces, providing space for essential appliances and practical storage.

Upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom benefits from built-in storage and pleasant views to the rear, while the second bedroom is also a good size and suitable for use as a guest room, child's bedroom or home office. The accommodation is completed by a family bathroom fitted with a bath, wash basin and WC.

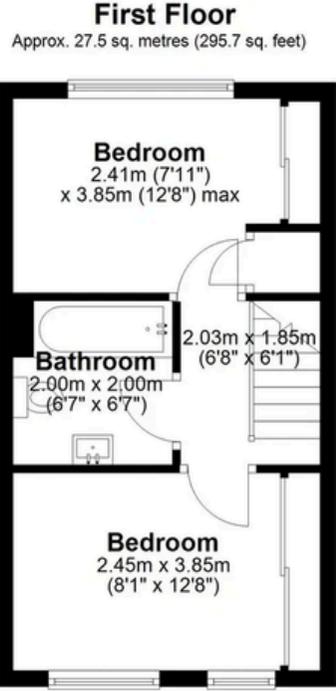
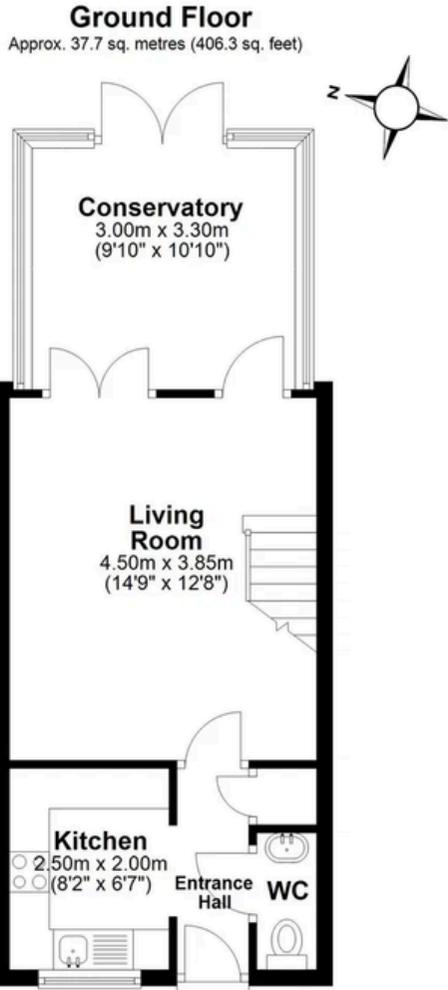
Externally, the property enjoys an east-facing rear garden which is ideal for morning sun and offers a private outdoor space for relaxing, gardening or entertaining during the warmer months.

The location is a key highlight of this home. The property is just a short walk from the beautiful Langdon Hills Nature Reserve, offering miles of scenic walking routes and open green spaces. Local amenities are close by, providing convenient everyday shopping and services. For families, the property is situated approximately 0.4 miles from the highly regarded Great Berry Primary School. For commuters, Laindon Station is located within approximately 1.4 miles, providing direct rail links into London Fenchurch Street, making this an ideal location for those travelling into the city.

Combining well-balanced living accommodation, a desirable location and excellent local amenities, this property represents a fantastic opportunity to purchase a home in one of Langdon Hills' most popular residential areas.

Early viewing is highly recommended.

- TWO BEDROOM MID TERRACE PROPERTY
- DOWNSTAIRS WC
- LARGE CONSERVATORY
- EAST FACING REAR GARDEN
- SHORT WALK TO LANGDON HILLS NATURE RESERVE
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING FOR TWO CARS
- 0.4 MILES TO GREAT BERRY PRIMARY SCHOOL
- SITUATED WITHIN 1.4 MILES TO LAINDON STATION
- COUNCIL TAX BAND C



Total area: approx. 65.2 sq. metres (702.0 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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Cambridge Close

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	