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POWERED BY  
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# Wheatfield Way, Langdon Hills

3 2 1







Situated on the ever-popular Wheatfield Way in Great Berry, Langdon Hills, this well-presented three bedroom link-detached family home offers an ideal blend of space, practicality and location, making it perfectly suited to growing families and those seeking a quiet residential setting with excellent convenience.

The property welcomes you with a bright and inviting entrance hall that sets the tone for the rest of the home. From here, there is access to a convenient downstairs cloakroom and a well-proportioned kitchen, thoughtfully arranged to maximise both storage and workspace. To the rear of the property, the living and dining room provides a generous and versatile space, filled with natural light and offering ample room for both relaxing and entertaining, with direct access out to the rear garden.

Upstairs, the first floor comprises three bedrooms, all well-sized and ideal for family living. The principal bedroom benefits from its own en-suite shower room, adding a touch of privacy and convenience, while the remaining bedrooms are served by a modern family bathroom. The layout is both practical and functional, catering comfortably to everyday family life.

Externally, the property continues to impress. The rear garden enjoys a desirable north-west facing aspect, providing a great balance of sunlight throughout the day and into the evening, making it an ideal space for outdoor dining, children's play or simply unwinding. To the front, there is off street parking along with an attached garage, offering additional storage or potential for further use subject to the necessary permissions.

The location is a key highlight, being just moments from Langdon Hills Recreational Ground, commonly known as The Rec, perfect for walks, outdoor activities and family time. Great Berry local shops are within a short walk, providing everyday essentials, while Great Berry Primary School is situated approximately 0.2 miles away, making school runs quick and convenient. For commuters, Laindon C2C station is located within 1.2 miles, offering direct links into London.

This is a fantastic opportunity to acquire a well-located family home in a highly sought-after area, combining comfortable living space with excellent local amenities and transport connections.

- THREE BEDROOM LINK DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM/WC
- A LARGE NORTH -WEST FACING REAR GARDEN
- MOMENTS FROM THE LANGDON HILLS RECREATIONAL GROUND (THE REC)
- OFF STREET PARKING AND ATTACHED GARAGE
- A SHORT WALK TO LOCAL AMENITIES (GREAT BERRY SHOPS)
- SITUATED WITHIN 0.2 MILES OF GREAT BERRY PRIMARY SCHOOL
- LOCATED WITHIN 1.2 MILES OF LAINDON C2C STATION
- COUNCIL TAX BAND D

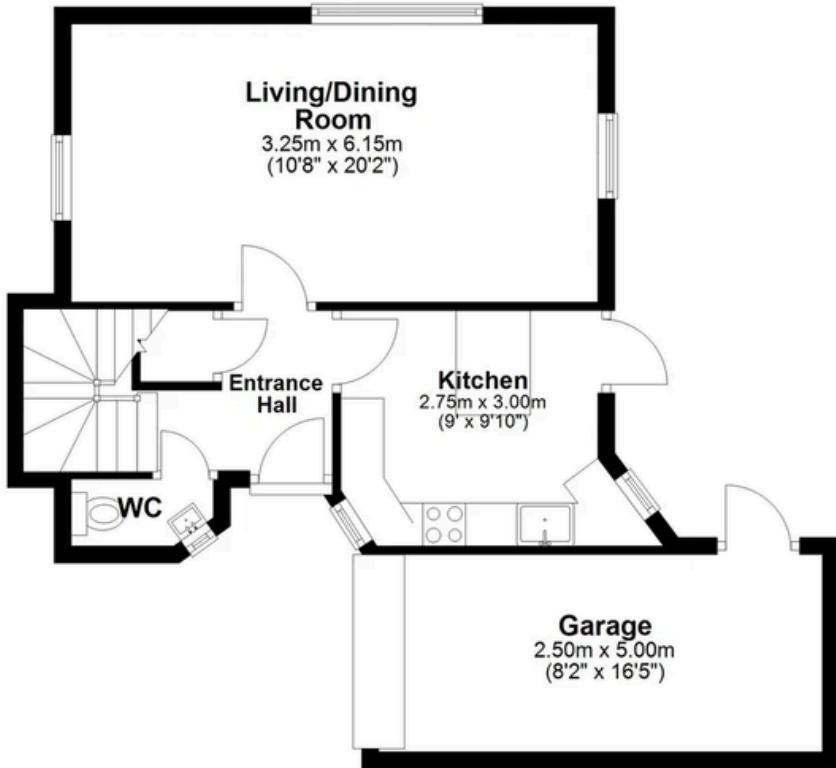




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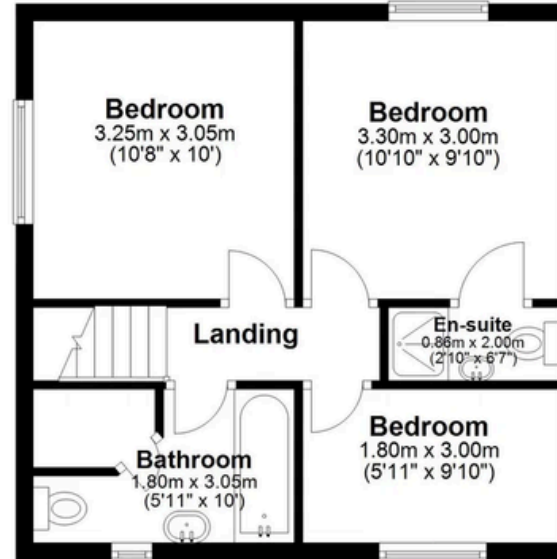
### Ground Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.3 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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### Wheatfield Way

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	