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Little Berry Lane, Langdon Hills

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Situated in the heart of the ever-popular Great Berry area, this attractive three-bedroom detached family home offers well-balanced accommodation extending to approximately 1,087 sq ft and is perfectly positioned for local amenities, schools, and transport links. Upon entering the property, you are welcomed by a spacious and inviting entrance hallway which immediately sets the tone for the rest of the home. To the right-hand side of the hallway is a convenient downstairs cloakroom/WC, ideal for guests and day-to-day family living. The hallway then leads through to the rear of the property where you will find an impressive, bright and airy open-plan kitchen and living space, forming the true heart of the home.

The kitchen area is positioned to the front of the property and benefits from a range of integrated appliances, with the exception of the washing machine, offering both practicality and a clean, streamlined finish. Flowing seamlessly from the kitchen is the generously sized living area, flooded with natural light and providing ample space for relaxing and entertaining. From here, double doors lead into a large conservatory which further enhances the living space and enjoys pleasant views over the rear garden.

The conservatory opens onto a low-maintenance rear garden, making it ideal for families, entertaining or simply enjoying the outdoors with minimal upkeep. The garden also benefits from a side gate, providing convenient external access.

To the first floor, the property offers three well-proportioned bedrooms, all accessed from a spacious and bright landing. The accommodation is completed by a modern family bathroom, finished to a contemporary standard.

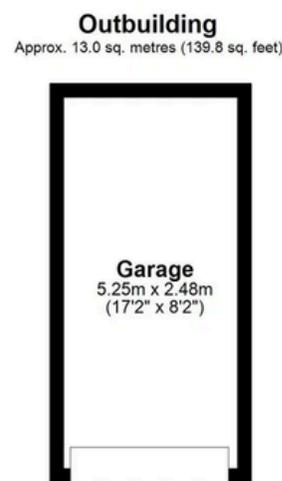
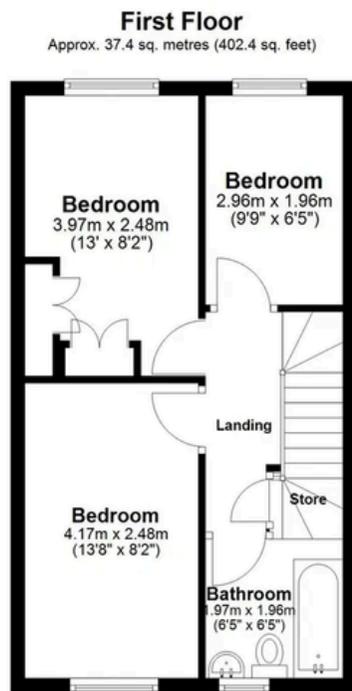
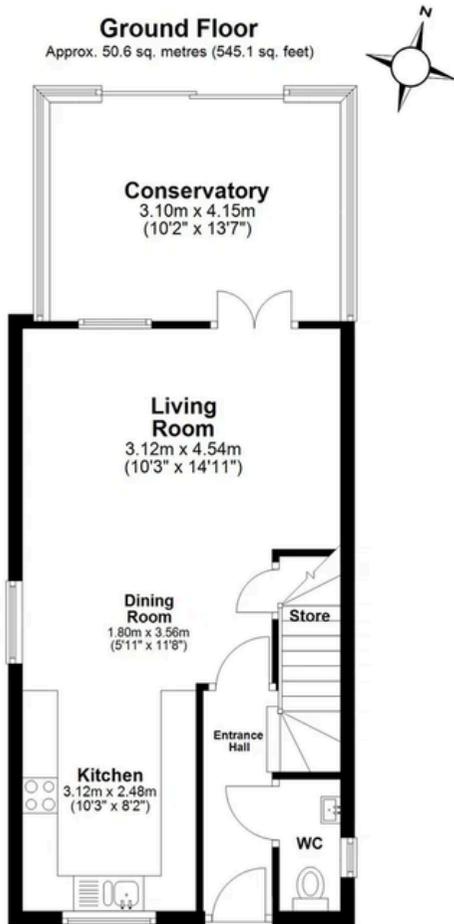
Externally, the property continues to impress with a driveway providing parking for multiple vehicles, a detached garage offering additional storage or secure parking, and the added benefit of an electric car charging point, which will remain with the property—perfect for modern eco-conscious living.

The location is a key highlight, with Laindon Station approximately 0.9 miles away, a short walk to local amenities and Great Berry School, and easy access to Great Berry open space and the scenic Langdon Hills Nature Reserve. This home combines comfortable family living with a highly convenient and desirable setting, making it an excellent opportunity for a wide range of buyers.

- THREE BEDROOMS DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM/WC
- COVERING AROUND 1,087SQ FT APPROX
- OFF STREET PARKING FOR MULTIPLE VEHICLES AND A DETACHED GARAGE
- CONVENIENT LOCATED TO BOTH LANGDON HILLS NATURE RESERVE AND GREAT BERRY OPEN SPACE
- WITHIN A SHORT WALK OF GREAT BERRY SCHOOL
- LARGE CONSERVATORY LEADING ONTO A LOW MAINTENANCE REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- 0.9 MILES TO LAINDON STATION
- COUNCIL TAX BAND D



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Total area: approx. 101.0 sq. metres (1087.3 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.

Floor Plan Drawn According To RICS Guidelines

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Little Berry Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.