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Derby Close, Langdon Hills

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Welcome to this beautifully presented and thoughtfully extended three-bedroom end of terrace family home, located in the highly sought-after Great Berry area of Langdon Hills. Situated within a quiet cul-de-sac, this attractive property offers a spacious and versatile layout, making it the perfect choice for growing families or professionals alike.

Upon entering the property, you are greeted by a welcoming entrance hall which gives access to a convenient downstairs cloakroom/WC. The ground floor has been significantly extended to the side and rear, creating a large, flowing open-plan living space that is both stylish and practical. The lounge area to the front of the home is generously sized, perfect for relaxing or entertaining, and leads seamlessly into the heart of the home – a high-specification open-plan kitchen/living/dining area.

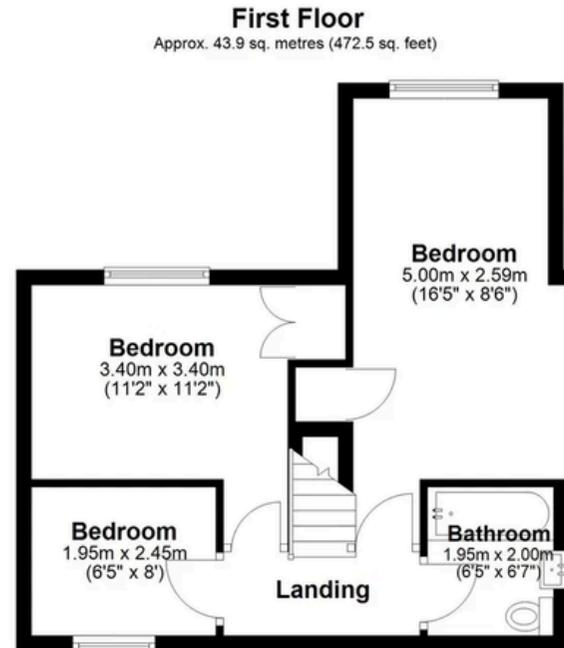
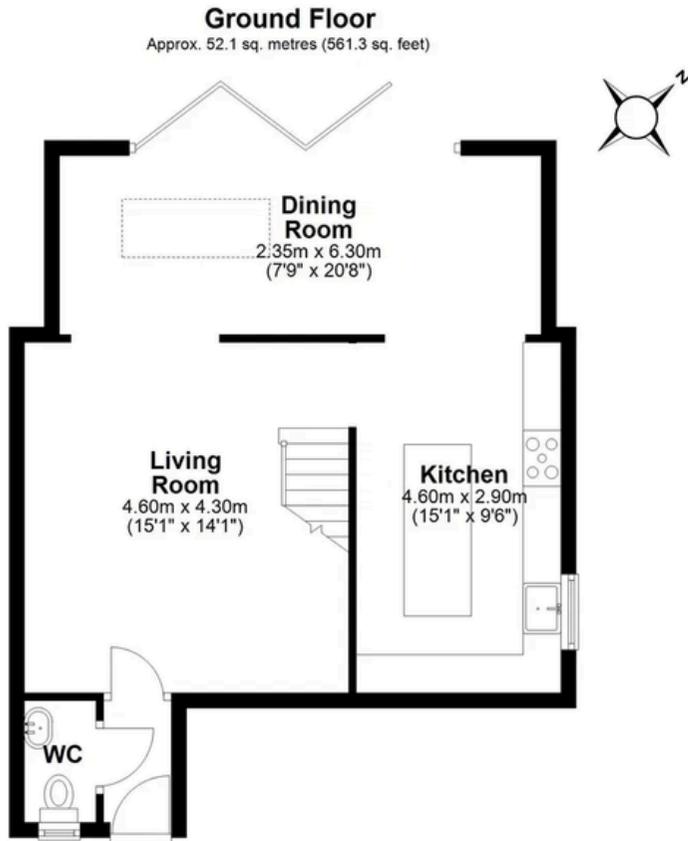
The kitchen has been finished to an excellent standard, featuring quality worktops, integrated appliances, ample cupboard space, and a central island which doubles as a breakfast bar. This fantastic space continues into a bright and airy dining/living area at the rear, designed with modern family life in mind. Bi-fold doors open onto a low-maintenance north-west facing rear garden, creating the ideal setting for outdoor dining and enjoying the afternoon sun. The garden is attractively landscaped and provides direct access to two allocated parking spaces situated conveniently to the rear.

Upstairs, the first floor comprises three well-proportioned bedrooms. The main and second bedrooms comfortably accommodate double beds and bedroom furniture, while the third bedroom is a good-sized single – perfect for a child's room or home office. A modern family bathroom serves all three bedrooms, featuring a contemporary suite with stylish tiling.

This home is ideally positioned just 1.4 miles from Laindon Station, offering direct transport links into London – ideal for commuters. Residents also benefit from being within walking distance of Great Berry Primary School, Great Berry Open Space, and a range of local shops and amenities. This is a rare opportunity to acquire a family home that combines extended living space, high-quality finishes, and a prime Langdon Hills location. Viewings are highly recommended to fully appreciate all this property has to offer.

- EXTENDED THREE BEDROOMS
- END OF TERRACE FAMILY HOME
- OPEN PLAN KITCHEN/DINING AREA
- COVERING 1,033 SQ FT OF LIVINING SPACE
- DOWNSTAIRS CLOAKROOM/WC
- TWO ALLOCATED PARKING SPACE
- CLOSE TO GREAT BERRY OPEN SPACE AND LOCAL AMENITIES
- SHORT WALK TO GREAT BERRY PRIMARY SCHOOL
- WITHIN 1.4 MILES OF LAINDON STATION
- COUNCIL TAX BAND D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	

Total area: approx. 96.0 sq. metres (1033.8 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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Derby Close

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