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Mahonia Drive, Langdon Hills

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Situated within the ever-popular Great Berry area of Langdon Hills, this beautifully presented two double bedroom family home offers an exceptional opportunity for first-time buyers, young families and those looking to downsize without compromising on quality. Immaculately maintained and decorated to a meticulous standard throughout, the property combines stylish contemporary interiors with high-specification finishes, modern comforts and a highly sought-after location backing directly onto Great Berry Open Space. Offering approximately 786 sq. ft. of accommodation, together with a garage, generous off-street parking and further potential to create additional driveway parking (subject to the necessary consents), this is a home that is ready to move straight into.

The property enjoys an attractive position within a quiet residential turning, immediately creating an excellent first impression with its smart brick façade, neatly maintained frontage, The front garden also presents the potential to create additional off-street parking if desired, further enhancing the practicality of the property. The garage provides secure parking or valuable storage space.

Stepping inside, you are welcomed by a bright entrance hall which leads into a stunning open-plan ground floor, thoughtfully designed to maximise both space and natural light. The entire ground floor benefits from luxurious tiled flooring with the added comfort of underfloor heating, creating a sleek and contemporary finish while providing efficient year-round warmth. LED ceiling spotlights throughout further enhance the modern feel of the home.

The spacious living room provides an inviting environment for both relaxing and entertaining, with its clean contemporary décor and generous proportions allowing for a variety of furniture arrangements. The room flows seamlessly through to the impressive kitchen/dining room, creating a sociable layout ideally suited to modern family living.

The kitchen has been fitted with an attractive range of contemporary high-gloss units complemented by quality work surfaces and stylish feature splashbacks, offering an abundance of storage together with generous preparation space. Integrated appliances have been thoughtfully incorporated to maintain the clean aesthetic, while USB charging sockets add further convenience for modern lifestyles. There is ample space for a family dining table, making this an excellent space for everyday living as well as entertaining guests. French doors open directly onto the rear garden, allowing natural light to flood the room whilst creating an effortless connection between the indoor and outdoor living spaces.

The west-facing rear garden enjoys sunshine throughout much of the afternoon and evening, making it the perfect setting for outdoor dining, family gatherings or simply relaxing after work. Predominantly laid to lawn with a patio seating area, the garden offers a safe environment for children and pets while enjoying a wonderful backdrop, backing directly onto Great Berry Open Space. This enviable position provides an enhanced sense of privacy together with attractive green views that are rarely available within the area.

The first floor continues the home's high standard of presentation with engineered wooden flooring extending across the landing and both bedrooms, creating warmth and continuity throughout the upper level. Both bedrooms are comfortable double rooms offering generous proportions and excellent natural light. Each bedroom benefits from convenient USB charging sockets, while the stylish plantation shutter blinds fitted throughout the property provide both privacy and an elegant finishing touch.

Completing the accommodation is the beautifully appointed family bathroom, finished with premium Villeroy & Boch sanitaryware and benefiting from luxurious underfloor heating. Finished with full-height porcelain tiling, contemporary fittings, a vanity wash basin, concealed cistern WC and modern bath with rainfall shower over, this impressive bathroom has been designed to provide both style and practicality.

Further benefits include a modern combi boiler providing efficient central heating and hot water, LED ceiling spotlights throughout much of the property, quality shutter blinds, underfloor heating across the entire ground floor and bathroom, engineered wooden flooring to the staircase and first floor, together with high-quality finishes that ensure the property is ready for immediate occupation.

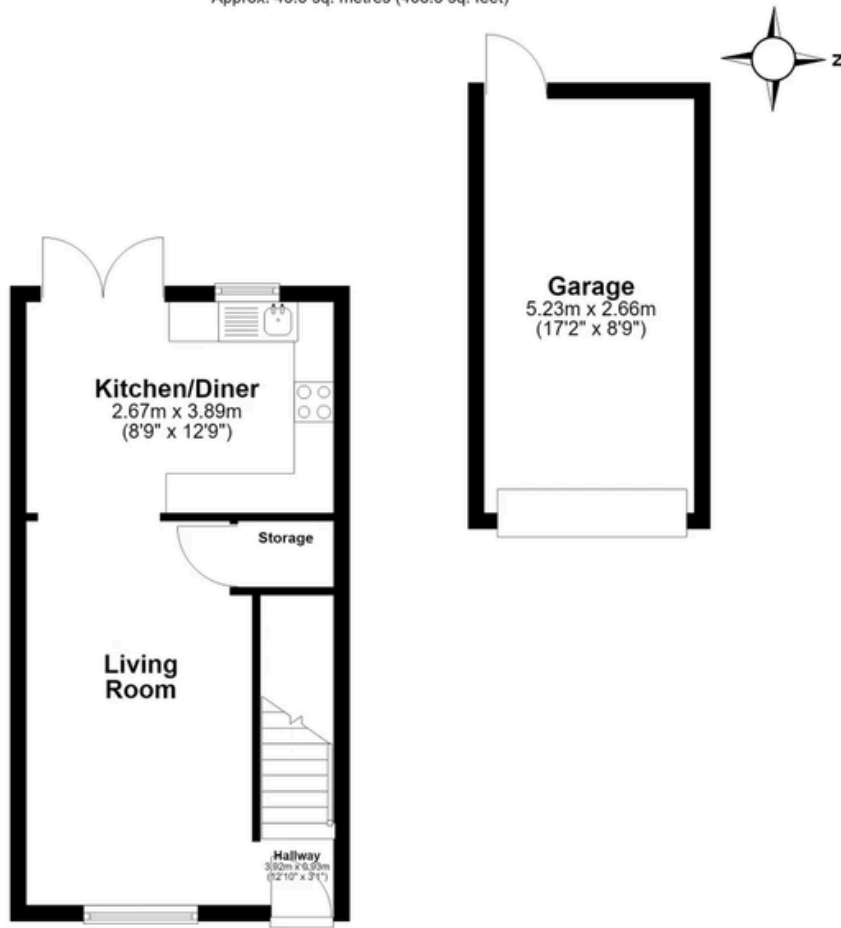
The location is equally impressive. Great Berry is widely regarded as one of Langdon Hills' most desirable residential areas, renowned for its family-friendly atmosphere, excellent schooling and abundance of green open spaces. Great Berry Primary School is situated within approximately 0.3 miles, making school runs quick and convenient, while Laindon C2C railway station is within approximately one mile, offering direct services into London Fenchurch Street, making the property ideal for commuters. Residents also benefit from easy access to local shops, parks, healthcare facilities, restaurants and excellent road links including the A127, A13 and M25.

Combining impeccable presentation, high-quality specification, generous accommodation and an enviable position backing onto Great Berry Open Space, this outstanding home presents a rare opportunity to purchase a property that requires little more than unpacking your belongings. Early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

- TWO DOUBLE BEDROOMS SEMI DETACHED PROPERTY
- DECORATED TO A METICULOUS STANDARD
- OPEN PLAN KITCHEN/DINING ROOM
- GARAGE WITH OFF STREET PARKING FOR MULTIPLE VEHICLES
- POTENTIAL FOR DRIVEWAY FOR ADDITIONAL PARKING
- WEST FACING REAR GARDEN
- PROPERTY BACKS ON TO GREAT BERRY OPEN SPACE
- WITHIN 0.3 MILES OF GREAT BERRY PRIMARY SCHOOL
- WITHIN ONE MILE OF LAINDON C2C STATION
- COUNCIL TAX BAND C

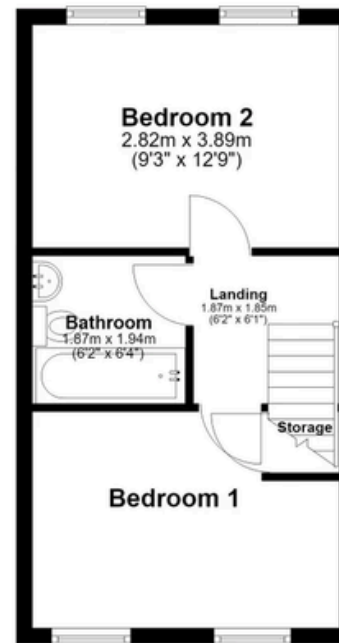
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(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.