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PROPERTY GROUP

Rosecroft Close, Langdon Hills

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Situated within the highly sought-after Great Berry area of Langdon Hills, this spacious and well-appointed four-bedroom semi-detached family home offers an exceptional opportunity to acquire a property perfectly suited to modern family living. Positioned within a quiet residential cul-de-sac and extending to approximately 1,480 sq. ft. including the garage, the home provides generous and versatile accommodation throughout, complemented by an east-facing rear garden, a gated driveway, detached garage, office, utility area and excellent access to highly regarded schools and transport links.

From the moment you arrive, the property creates an attractive first impression with its distinctive façade and tucked-away position within this peaceful family-friendly turning.

The gated driveway provides secure off-street parking and leads to the detached garage, offering further parking, storage or potential workshop space. The location is particularly desirable for families, being just 0.2 miles from Great Berry Primary School while Laindon C2C Station is situated within one mile, providing direct rail services into London Fenchurch Street, making it an ideal choice for commuters.

Stepping inside, you are welcomed by a spacious entrance hall which immediately sets the tone for the generous accommodation found throughout the home. The layout has been thoughtfully designed to provide an excellent balance between open family living and separate reception areas, allowing the property to adapt to the needs of growing families.

The heart of the home is undoubtedly the impressive kitchen, which offers an extensive range of fitted wall and base units together with generous worktop space, integrated storage and a central island creating both a practical workspace and an informal breakfast area. The kitchen comfortably accommodates everyday family life while also providing an excellent space for entertaining guests.

Leading directly from the kitchen is the separate dining room, creating the perfect setting for formal dining, family meals or celebrations. The dining room in turn provides access to the conservatory, offering an additional reception area filled with natural light and enjoying attractive views across the rear garden. This versatile space can equally be utilised as a family room, playroom or relaxing sitting area throughout the year.

The spacious living room extends to over 21 feet in length and provides an excellent principal reception room, offering ample space for multiple seating arrangements while benefiting from an abundance of natural light. Its generous proportions make it an ideal room for both everyday living and entertaining family and friends.

Further enhancing the versatility of the ground floor is a dedicated office or study, providing an excellent work-from-home environment or alternatively a hobby room, playroom or snug depending upon individual requirements. The separate utility area offers additional practicality by keeping laundry appliances away from the main kitchen, while the ground floor cloakroom/WC adds further convenience for family life and visiting guests.

The first floor continues to impress with four well-proportioned bedrooms, providing flexible accommodation suitable for growing families. The principal bedroom offers a bright and comfortable retreat, while the remaining bedrooms are all of practical proportions and can easily accommodate children, guests or additional home office space if required. The family bathroom serves the first floor and is fitted with a three-piece suite.

Externally, the east-facing rear garden provides an excellent outdoor space to enjoy the morning and early afternoon sunshine. The garden offers a combination of lawn and patio areas, making it ideal for outdoor dining, entertaining, children's play or simply relaxing during the warmer months. The detached garage, together with the gated driveway, further enhances the practicality of the property by providing secure parking and valuable additional storage.

Great Berry continues to be one of Langdon Hills' most sought-after family locations thanks to its excellent schooling, green open spaces and superb commuter links. Great Berry Primary School is within easy walking distance, while nearby parks, local shops, supermarkets and everyday amenities are all close at hand. Laindon C2C Station is situated within one mile, offering convenient access into the City of London, whilst the A127 and A13 provide excellent road links throughout Essex and beyond.

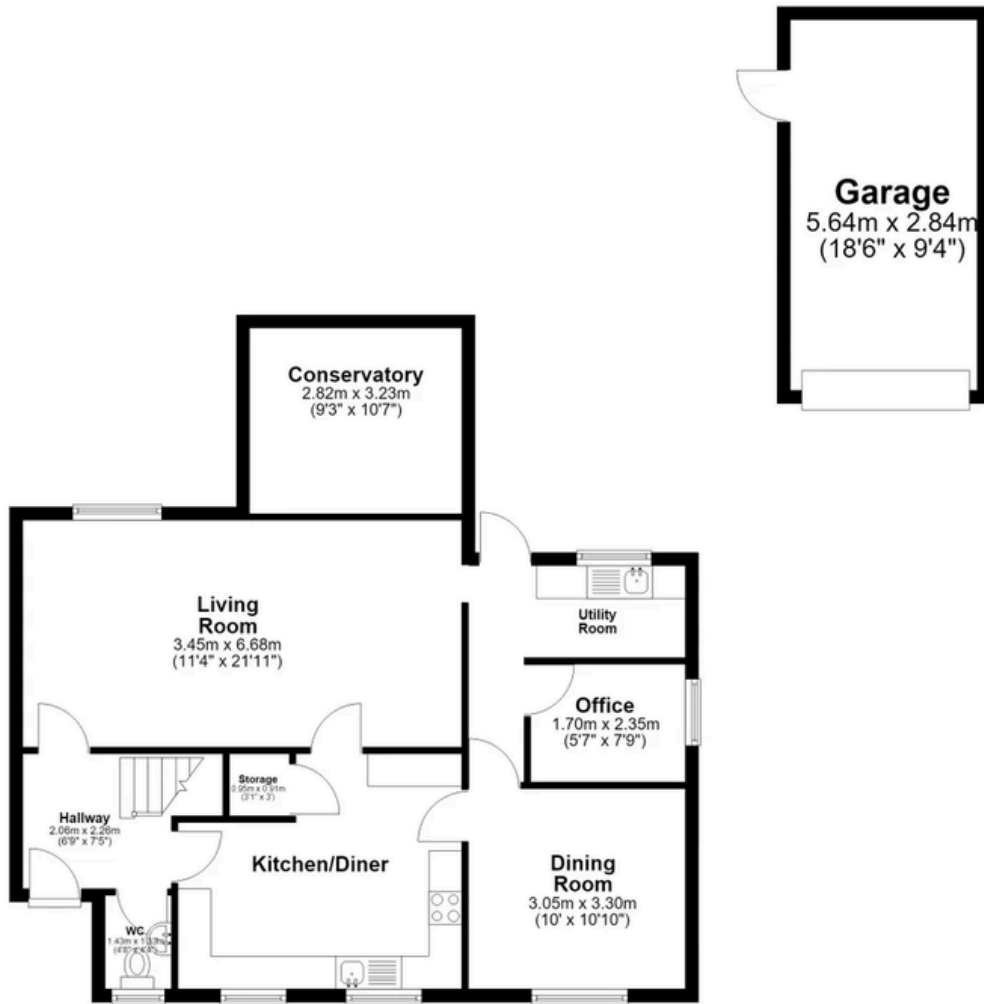
Combining spacious accommodation, versatile reception rooms, four well-sized bedrooms, an office, separate utility area, conservatory, detached garage and a highly desirable cul-de-sac location close to outstanding local amenities, this impressive family home represents a wonderful opportunity for buyers seeking both space and convenience in one of Langdon Hills' most desirable residential locations.

- FOUR BEDROOMS SEMI-DETACHED FAMILY HOME
- EAST FACING REAR GARDEN
- LOCATED ON A QUIET CUL-DE-SAC
- GATED GARAGE AND DRIVEWAY
- GROUND FLOOR CLOAKROOM/WC
- WITHIN 0.2 MILES OF GREAT BERRY PRIMARY SCHOOL
- LARGE KITHCEN WITH A SEPERATE DINING ROOM
- SITUATED WITHIN A MILE OF LAINDON C2C STATION
- COVERING 1,480 SQ FT APPROX
- COUNCIL TAX BAND D



Ground Floor

Approx. 93.6 sq. metres (1007.5 sq. feet)

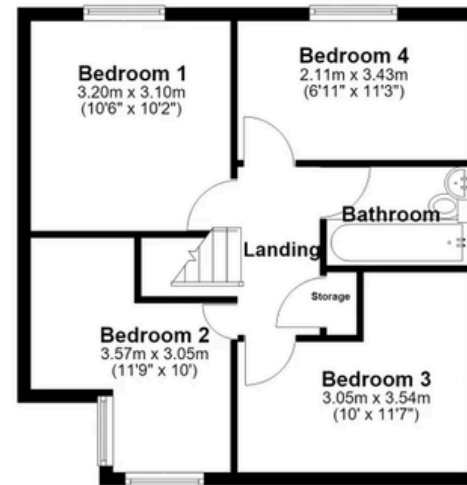


Total area: approx. 137.6 sq. metres (1480.9 sq. feet)

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.

First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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.