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Great Berry Lane, Langdon Hills

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Situated along the highly sought-after Great Berry Lane in Langdon Hills, this substantial four-bedroom detached family home offers an impressive combination of generous living accommodation, excellent parking and a superb location close to local schools, recreational facilities and transport links. Extending to approximately 1,599 sq. ft. including the integral garage, the property provides a versatile layout ideally suited to modern family life, with an open-plan kitchen and dining room, separate utility room, spacious reception room, downstairs shower room, en-suite facilities to the principal bedroom and a generous rear garden. The property enjoys an attractive position along this established residential road and is approached via a substantial block-paved driveway providing off-street parking for multiple vehicles. The driveway leads to the integral garage, offering excellent additional parking and storage, while a covered entrance provides access into the home. Upon entering, a welcoming hallway provides access to the principal ground-floor accommodation and stairs rising to the first floor. A convenient downstairs shower room with WC is positioned off the hallway, an essential feature for busy family households and visiting guests. One of the standout features of the ground floor is the generously proportioned reception room. Extending across the rear of the property, this bright and comfortable living space provides ample room for a variety of lounge furniture and creates an excellent setting in which to relax as a family or entertain guests. A large window overlooking the rear garden allows plenty of natural light to fill the room and provides an attractive outlook over the outside space.

The open-plan kitchen and dining room forms another key part of the home and has been designed to provide a sociable environment for everyday family living. The kitchen itself is fitted with an extensive range of traditional-style cabinetry complemented by generous work surfaces, tiled splashbacks and space for appliances. The arrangement provides excellent storage and preparation space while maintaining an open connection with the adjoining dining area. Positioned towards the rear, the dining area comfortably accommodates a substantial family dining table and enjoys views across the garden through a large window, together with direct access outside. This creates an excellent flow between the kitchen, dining space and garden, particularly during the warmer months, and makes the area equally well suited to family meals and entertaining.

Further enhancing the practicality of the ground floor is a separate utility room, providing valuable additional storage and laundry space away from the main kitchen. The utility room also provides convenient access towards the integral garage, further adding to the functional nature of the accommodation. The integral garage is particularly generous and offers considerable versatility. In addition to secure parking, it provides excellent storage for bikes, tools and household items and, subject to the necessary permissions and regulations, could offer potential for alternative uses depending on an incoming purchaser's requirements.

Ascending to the first floor, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom is an impressive double bedroom offering excellent space for a full range of bedroom furniture. A particular advantage is the private en-suite shower room, providing additional convenience and creating a comfortable principal bedroom suite. The remaining three bedrooms provide excellent flexibility for family living. Two offer particularly generous proportions, while the fourth bedroom would make an ideal child's bedroom, nursery or dedicated home office for those working remotely. The bedrooms are complemented by the family bathroom, creating a practical first-floor arrangement capable of comfortably accommodating a growing family. Externally, the property continues to impress with a generous rear garden providing an excellent outdoor space for families to enjoy. The garden offers ample room for outdoor seating, entertaining and children's play, with mature greenery creating an established and private backdrop. To the front, the substantial driveway is another significant advantage, providing off-street parking for multiple vehicles in addition to the integral garage. This combination of generous parking, garage space and substantial internal accommodation makes the property particularly well suited to larger or growing households. Great Berry Lane remains one of the area's most established and convenient residential locations. The property is positioned moments from Langdon Hills Recreational Ground, locally known as The Rec, providing convenient access to open green space for walking, recreation and family activities. Families are also well catered for, with Lincewood Primary School situated within approximately 0.6 miles of the property. For commuters, Laindon C2C railway station is approximately 0.7 miles away, providing direct rail connections towards London Fenchurch Street and making the home an excellent option for those requiring regular access into the capital. Combining approximately 1,599 sq. ft. of accommodation with four bedrooms, an en-suite to the principal bedroom, open-plan kitchen and dining room, separate utility room, spacious reception room, downstairs cloakroom/WC, integral garage, driveway parking for multiple vehicles and a highly convenient Langdon Hills location, this impressive detached family home represents an excellent opportunity for buyers looking to establish themselves within the ever-popular Great Berry area.

AGENT NOTE

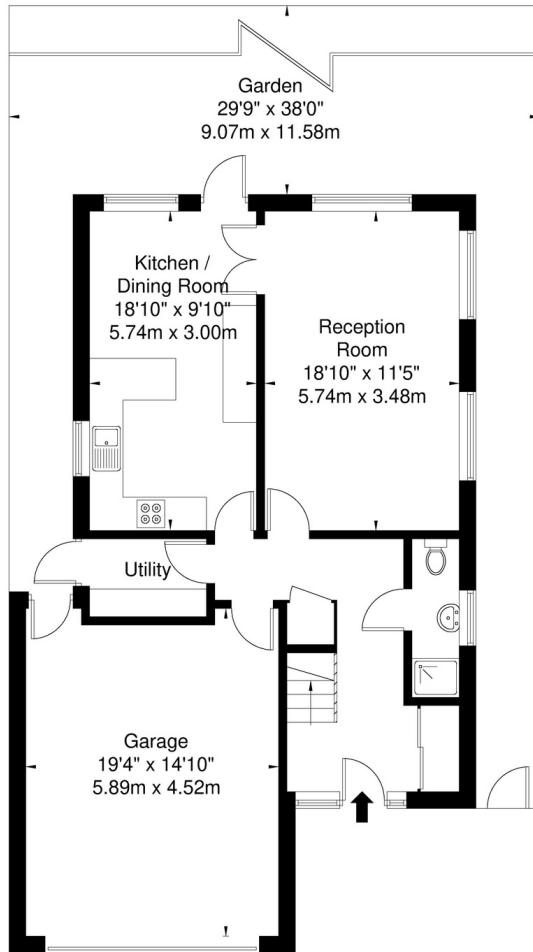
Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

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| • FOUR BEDROOMS DETACHED FAMILY HOME | • CLOSE TO LOCAL AMENITIES |
| • THREE BATHROOMS INCLUDING EN-SUITE TO MASTER BEDROOM | • LOCATED MOMENT FROM THE REC (LANGDON HILLS RECREATIONAL GROUND |
| • OPEN PLAN KITCHEN/DINING ROOM WITH SEPERATE UTILITY ROOM | • SITUATED WITHIN 0.6 MILES TO LINCWOOD PRIMARY SCHOOL |
| • COVERING APPROX 1,599 SQ FT OF LIVING SPACE | • WITHIN 0.7 MILES TO LAINDON C2C STATION |
| • INTEGRAL GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES | • COUNCIL TAX BAND E |

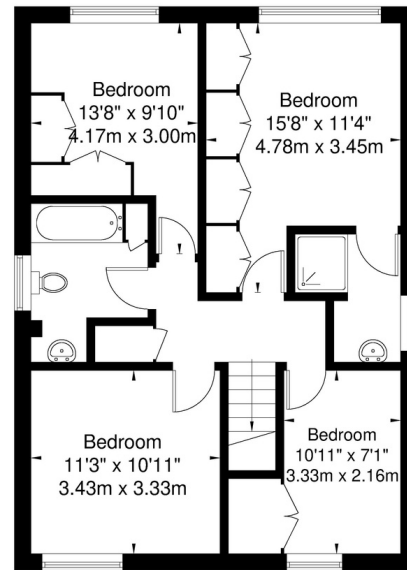


Great Berry Lane, Langdon Hills, Basildon, SS16 6BY

Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft



Ground Floor



First Floor

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.