

## New Avenue, Langdon Hills

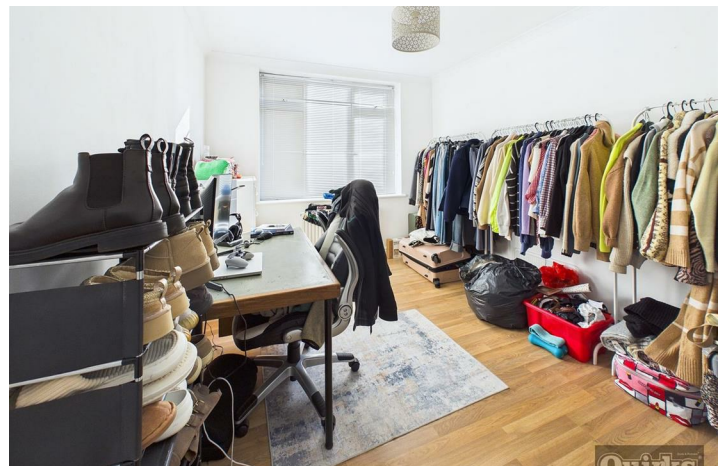
£500,000

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EPC - D
- GARAGE
- CLOSE TO LANGDON HILLS RECREATIONAL PARK
- PLANNING PERMISSION FOR LOFT CONVERSION
- SOUGHT AFTER GREAT BERRY LOCATION
- COUNCIL TAX - D

A TWO BEDROOM DETACHED BUNGALOW located in the ever popular GREAT BERRY area in LANGDON HILLS has come to market with NO ONWARD CHAIN. This bungalow has potential to extend, indeed planning permission was granted in 2025 for a LOFT CONVERSION. A short stroll to the end of the road and you will find the huge Langdon Hills Recreational Ground and Nature Reserve. GREAT BERRY SCHOOL is nearby and other facilities such as TESCO and LAINDON mainline railway station are accessible. We would urge interested applicants to view immediate so as to avoid disappointment.



Council Tax Band: D



## PORCH

Part double glazed street door to porch with further door to Hall

## ENTRANCE HALL

Radiator, doors to accommodation

## LOUNGE

18'11 x 17'8

Double glazed window to rear overlooking garden, two radiators

## KITCHEN

11'3 x 9'9

Double glazed window to rear and double glazed door to rear garden, laminate floor covering,

## BATHROOM

Double glazed window to flank, radiator, three piece suite in white comprising pannelled bath with shower and screen, low flush wc, wash hand basin inset to vanity unit, tiled splash backs

## BEDROOM ONE

11'9 x 10'8

Double glazed window to front, radiator

## BEDROOM TWO

12'3 x 9'2

Double glazed window to flank, radiator, wood effect laminate floor covering

## REAR GARDEN

## FRONT GARDEN

Block pave driveway leading to garage also providing off road parking

## GARAGE

Accessed via up and over door, personal door to garage, personal door to garden

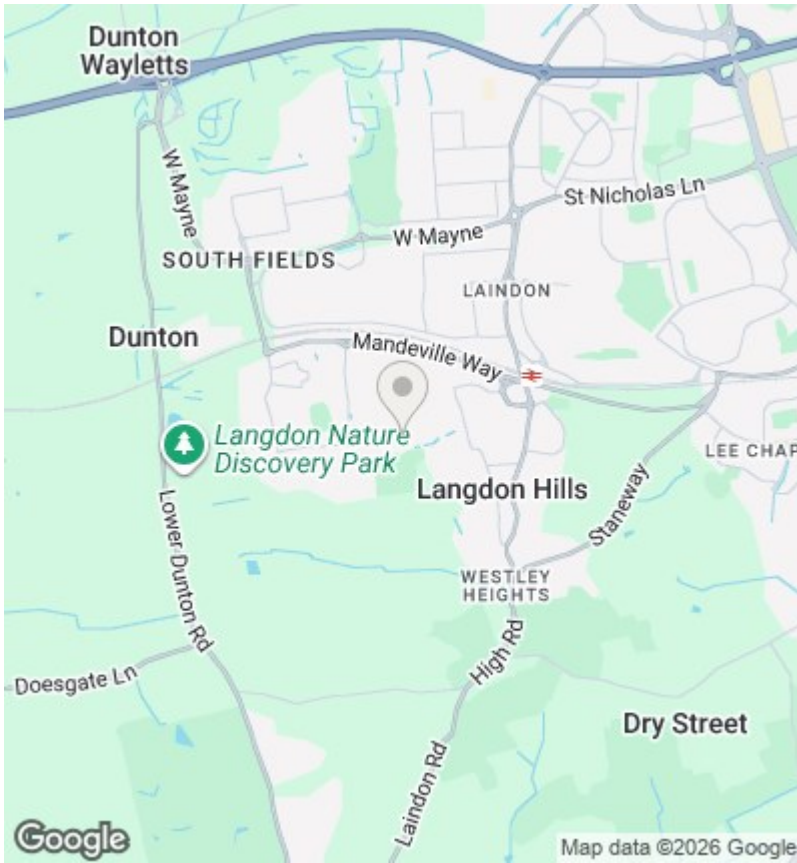
## AGENTS NOTE

Basildon Council granted planning permission in 2025 for a loft conversion details available to view at [Basildon.gov.uk](http://Basildon.gov.uk). The reference number is 25/00559/full

## DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

