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High Bank Langdon Hills

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This well-presented two-bedroom mid-terrace home is located in a popular residential area, offering excellent access to local amenities, schools, and transport links. The property has been thoughtfully extended and improved, making it an ideal purchase for first-time buyers, young families, or those seeking a home with versatile living space.

To the front of the property, a private driveway provides off-street parking for two vehicles. Upon entering, you are welcomed by an entrance porch leading into a hallway. To the right-hand side, there is a modern and spacious kitchen/dining area. Part of this space was originally the garage and has been professionally converted, creating a bright and practical room with ample space for family dining and entertaining.

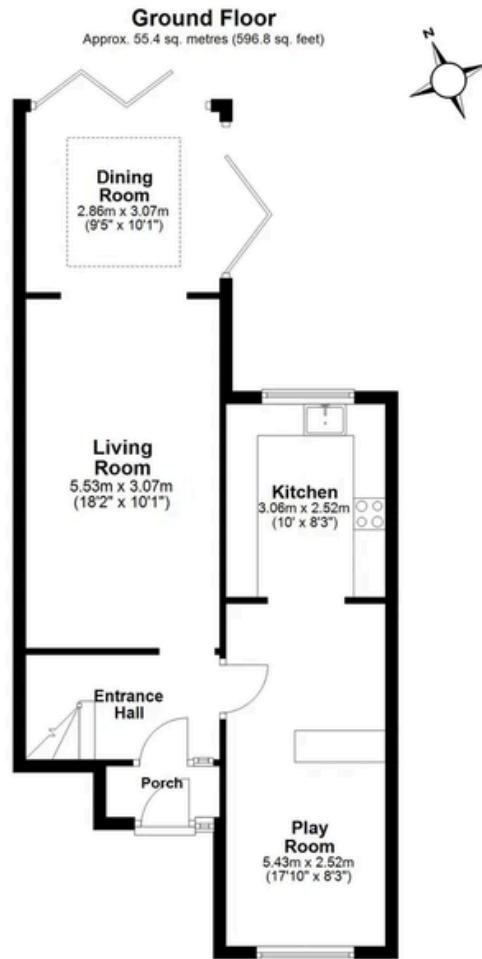
At the end of the hallway, you will find a generous lounge, which forms the heart of the home. This leads into a rear extension that provides an additional dining area, filled with natural light and offering direct access to the garden. The rear garden has been designed with low maintenance in mind and benefits from an east-facing aspect, making it a pleasant outdoor space for morning sun and daytime enjoyment.

Upstairs, the property offers two well-proportioned double bedrooms and a modern bathroom suite. Both bedrooms are of a good size, allowing for flexibility in use, whether as bedrooms, a home office, or guest accommodation.

The property is ideally located within 1.3 miles of Laindon Station, providing excellent rail links into London. Families will also appreciate the proximity to Great Berry Primary School, which is only a short walk away. In addition, the home is close to local shops, amenities, and green open spaces, including Great Berry Open Space and Langdon Hills Nature Reserve, perfect for walking, cycling, and outdoor activities.

This home combines modern living with convenience and accessibility, offering a fantastic opportunity for prospective buyers looking to settle in this sought-after location.

- TWO BEDROOM MID TERRACE
- OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES
- EAST FACING REAR GARDEN
- CONVENIENT LOCATED TO BOTH LANGDON HILLS NATURE RESERVE AND GREAT BERRY OPEN SPACE
- WITHIN A SHORT WALK OF GREAT BERRY SCHOOL
- COUNCIL TAX BAND C
- OFF STREET PARKING FOR TWO VEHICLES
- SITUATED 1.3 MILES TO LAINDON C2C STATION



Total area: approx. 91.3 sq. metres (982.5 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 missstatement. 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.

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High Bank

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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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.