



## Derby Close , Langdon Hills, SS16 6EA Offers In Excess Of £325,000

Welcome to this charming mid-terrace house located in the desirable Langdon Hills. This delightful property is perfect for first-time buyers or those looking to downsize, offering a wonderful opportunity to settle in a popular area.

One of the standout features of this property is the contemporary kitchen, which is ready for you to create culinary delights. Its modern design and functionality make it a joy to use, whether you are preparing a quick meal or hosting friends.

Other features include a welcoming reception room that provides a comfortable space for relaxation and entertaining, two well-proportioned bedrooms & a modern 3 piece bathroom with shower over bath.

Outside, you will appreciate the parking space available for two vehicles & garage, both a valuable asset in this sought-after location.

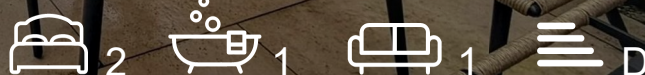
The property is ready to move into, allowing you to settle in without the hassle of renovations or repairs.

Location wise you will be able to find a convenient Tesco Supermarket within a short walk of the property. Laindon Railway station can also be found a short drive away for direct routes into London Fenchurch Street on the C2C line.

- READY TO MOVE INTO CONDITON
- POPULAR LANGDON HILLS LOCATION
- NEARBY TO LOCAL TESCO
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- PARKING
- GARAGE
- COUNCIL TAX BAND - C - BASILDON
- EPC - D

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.





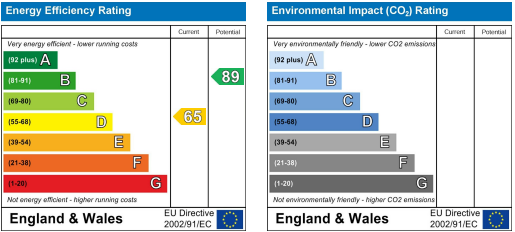
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.