



## 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.

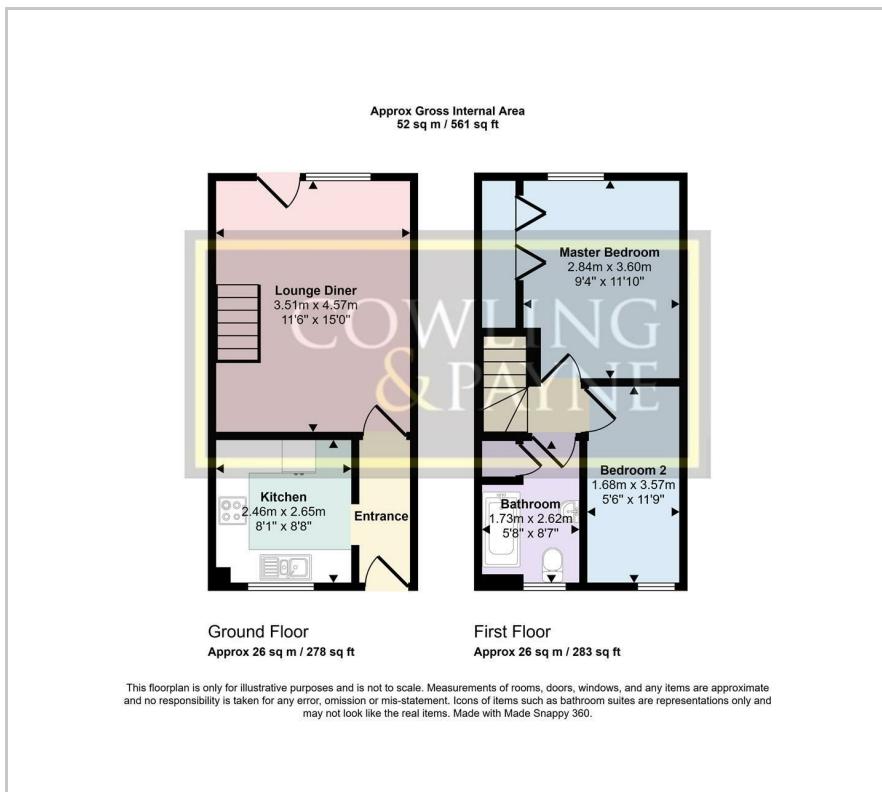
### Viewing

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

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



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89	
(81-91)	B	65	
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
EU Directive 2002/81/EC		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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