



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this two-bedroom mid-terraced home, situated within the highly sought-after Langdon Hills area. Offering a particularly versatile arrangement of accommodation across two floors, the property benefits from two bedrooms, multiple reception spaces, two bathrooms and a south-east-facing rear garden, whilst offering the potential to create a third bedroom if required.

The property is conveniently positioned close to local shops, well-regarded schools and popular bus routes, with Tesco Superstore approximately 1.4 miles away. Laindon Railway Station is just 0.3 miles from the property, providing direct links into London Fenchurch Street via the C2C rail service. Both the A13 and A127 are also within a short drive, offering convenient road connections towards London, Southend and the surrounding areas.

- Two-Bedroom Mid-Terraced House with NO ONWARD CHAIN
- Highly Sought-After Langdon Hills Location
- Dining Room (13'7 x 12'3 Max)
- Ground-Floor Lounge (13'10 x 9'0) and First-Floor Sitting Room (14'9 x 11'9)
- South-East-Facing Rear Garden with Rear Access
- Potential to Create a Third Bedroom (STPP)
- 0.3 Miles to Laindon Railway Station
- Kitchen (11'4 x 12'3)
- Two Double Bedrooms
- Resident Permit On Street Parking

Longwick

Basildon

£280,000

Offers In Excess Of



Longwick



Internally, the accommodation begins with an entrance hall, providing access to the main ground-floor living accommodation and a convenient shower room, comprising a shower, toilet and wash hand basin. This additional bathroom facility is particularly practical for everyday use and visiting guests.

The dining room measures 13'7 x 12'3 at its maximum dimensions, providing a generous space for family meals and entertaining. Its proportions allow for a substantial dining table alongside additional furniture, whilst the room also benefits from the staircase leading to the first floor. A particularly attractive feature is the exposed brickwork wall with two archways leading through into the kitchen, creating an interesting architectural detail whilst maintaining a natural connection between the two spaces.

The kitchen measures 11'4 x 12'3 and provides an abundance of cupboard and worktop space, offering plenty of room for everyday cooking, preparation and storage. The layout allows for a practical arrangement of kitchen units and appliances, whilst the two archways connecting the kitchen to the dining room create a convenient flow between the cooking and dining areas.

Positioned towards the rear of the home is the lounge measuring 13'10 x 9'0. This provides a comfortable and inviting main reception space with ample room for a range of living room furniture. A glazed door opens directly into the rear garden, allowing natural light into the room whilst providing convenient access outside.

Also located on the ground floor is Bedroom One, measuring 13'10 x 8'11 at its maximum dimensions. This well-proportioned double bedroom provides ample room for bedroom furniture and further benefits from fitted wardrobes, offering useful built-in storage whilst helping to maximise the available floor space.

Completing the ground-floor accommodation is the three-piece family bathroom suite, comprising a shower-over-bath, toilet and wash hand basin. The presence of both a bathroom and separate shower room provides additional convenience for households of varying sizes.

Moving upstairs, the first floor offers a further bedroom alongside an additional sitting room, creating a particularly flexible arrangement of

accommodation.

The first floor sitting room measures 14'9 x 11'9 and provides a generous additional reception space which could be utilised as a second lounge, relaxation area, home office or games room. The room features an open aspect overlooking the ground floor across a balustrade, creating a distinctive sense of space and connection between the two levels. A sliding glazed door also provides access to the rear garden, further enhancing the versatility of the room.

Importantly, the sitting room also offers potential to be converted into an additional bedroom through the installation of a stud partition wall, subject to any necessary consents and building regulations. This would allow the next owner to reconfigure the accommodation into a three-bedroom home if required.

Bedroom Two measures 14'9 x 6'5 and provides a further bedroom with flexibility for a range of furniture arrangements. The room also benefits from a fitted wardrobe positioned above the stairs, providing useful built-in storage without compromising the main floor space.

Externally, the property enjoys a south-east-facing rear garden, arranged across two tiers and designed with low maintenance in mind. The layout provides separate outdoor areas which can be utilised for relaxing, entertaining or enjoying the morning and early afternoon sunshine. The garden also benefits from rear access, providing additional convenience.

Parking is available on street to both the front and rear of the property, including designated parking bays, with a resident permit parking scheme operating within the area.

Overall, this two-bedroom terraced home offers a particularly adaptable layout, with separate living and dining areas, two bathrooms, a first floor sitting room and the potential to create a third bedroom. Combined with its south-east-facing garden, sought-after Langdon Hills location and excellent proximity to Laindon Railway Station, the property presents an attractive opportunity for buyers seeking a home with flexibility for the future.

Council Tax Band: A (£1431.54)

AML Checks - All buyers interested in

purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN

Two-Bedroom Mid-Terraced House

Potential to Create a Third Bedroom (STPP)

Highly Sought-After Langdon Hills Location

0.3 Miles to Laindon Railway Station

Direct Links to London Fenchurch Street

1.4 Miles to Tesco Superstore

Easy Access to the A13 and A127

Dining Room (13'7 x 12'3 Max)

Kitchen (11'4 x 12'3)

Exposed Brickwork Archways

Lounge (13'10 x 9'0)

Bedroom One (13'10 x 8'11 Max)

Fitted Wardrobes to Bedroom One

First-Floor Sitting Room (14'9 x 11'9)

Bedroom Two (14'9 x 6'5)

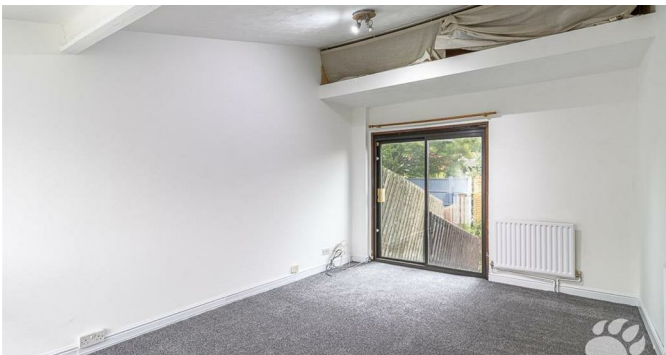
Fitted Wardrobe to Bedroom Two

South-East-Facing Rear Garden

Two-Tiered, Low-Maintenance Garden

Rear Access

Resident Permit On Street Parking



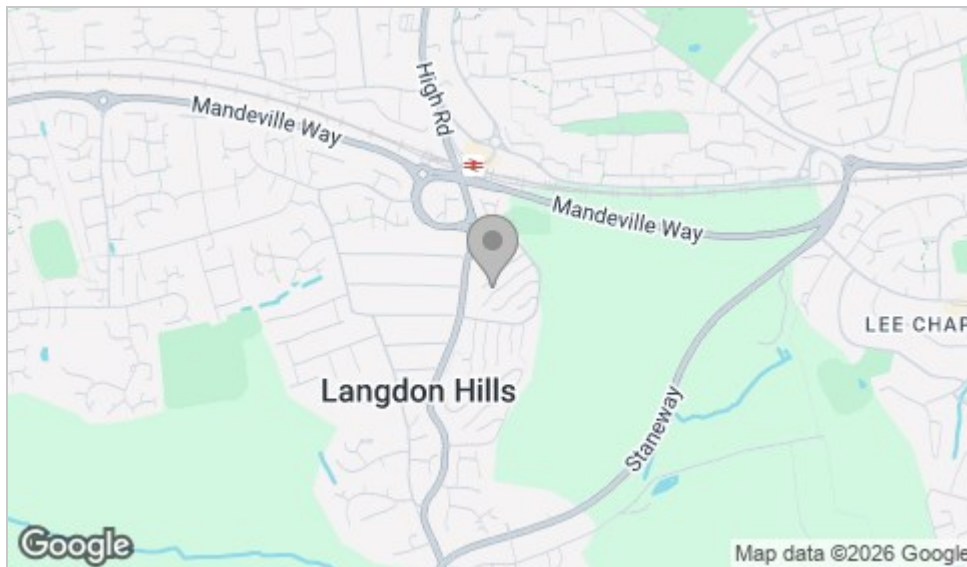
Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made and Issued: 12/03/2024.



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

