To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS

High Road, Langdon Hills Guide price £475,000

Aspire Estate Agents are proud to present this spacious three double bedroom detached family home, ideally positioned within a five-minute walk of Laindon Station and local supermarkets, offering both convenience and generous living space throughout. Boasting just over 1,477 sq. ft.

This well-proportioned home features a large modern kitchen, separate utility area, and an impressive spacious living room perfect for family life and entertaining. There is also a ground floor cloakroom (downstairs WC) and a well-appointed family bathroom serving the first floor. Guide Price £475,000 - £525,0000

Upstairs, the property offers three genuine double bedrooms, including a generous principal bedroom with en-suite facilities. In addition, the second floor provides valuable extra space, ideal for a home office, playroom or additional storage.

Externally, the home benefits from a welcoming porch, a large west-facing rear garden, ample driveway parking for up to four vehicles, and an integral garage.

Perfectly located just 0.6 miles from Laindon Station, providing direct access into London Fenchurch Street, and close to local shops, amenities, and Laindon Discovery Park — this is a fantastic family home in a highly convenient setting.

Entrance via

Double glazed French doors to:

Porch

Double glazed windows to all aspects, door to:

Entrance Hall

12'2 x 6'10. Stairs to first floor, radiator, carpet, smooth ceiling with cornice coving, doors to accommodation.

Ground Floor Cloakroom

5'6 x 3'7. Obscure double glazed window to side. Suite comprising: floating vanity wash hand basin with mixer tap and storage under, low level wc. Radiator, tiled flooring, part complementary tiling to walls, smooth ceiling with cornice coving.

Lounge/Diner

25'1 x 11'7. Double glazed windows to front and rear, double glazed French doors to rear, radiator with feature guard, further radiator, carpet, smooth ceiling with cornice coving and two ornate ceiling roses.

Kitchen/Breakfast Room

17'2 x 15'9. Double glazed window to rear with fitted blinds, double glazed door to rear leading to garden, range of base level units and drawers with wood effect work surfaces over and matching upstands, inset sink drainer unit with mixer tap, integrated Beko oven and hob with extractor hood over, integrated Kenwood fridge/freezer, integrated AEG dishwasher, range of matching eye level cupboards, glazed display unit, two radiators, tiled flooring, complementary tiled splash backs, smooth ceiling with cornice coving, door to:

Utility Room

7'7 x 6'. Range of base level units with work surfaces over, inset sink drainer unit with mixer tap, space for appliances, wall mounted boiler, tiled flooring, complementary tiled splash backs, smooth ceiling with cornice coving, extractor fan, door to:

Garage

11'5 x 10'4. Double opening doors to front, concrete base, meters, smooth ceiling with cornice coving.

First Floor Landing

Stairs leading to loft storage, storage cupboard, smooth ceiling with cornice coving, doors to accommodation.

Bedroom One with En-Suite

BEDROOM 21' reducing to 11'7 x 14'3. Two double glazed windows to rear, fitted wardrobes, eaves storage, two radiators, carpet, smooth ceiling with cornice coving, door to: EN-SUITE: 9'1 x 6'1. Obscure double glazed window to front. Suite comprising: corner shower cubicle with wall mounted shower, pedestal wash hand basin, wash hand basin, low level wc. Radiator, eaves storage, lino flooring, part complementary tiling to walls, smooth ceiling.

Bedroom Two

10'4 x 9'7. Double glazed window to front, fitted wardrobes, radiator, carpet, smooth ceiling with cornice coving.

Bedroom Three

13'1 x 9'2. Double glazed window to front, eaves storage, radiator, laminate flooring, smooth ceiling.

Family Bathroom/wc

10'9 x 7'9. Obscure double glazed window to rear. Suite comprising: P-shaped panelled bath with glazed shower screen, mixer tap and rain style shower head over, vanity wash hand basin with mixer tap and storage under, low level wc. Heated towel rail, radiator, eaves storage, tiled flooring, part complementary tiling to walls, smooth ceiling with cornice coving.

West Facing Rear Garden

50'. Commencing patio area, remainder laid to lawn, further patio area to rear, mature shrubs.

Front of Property

Brick paved providing off street parking.

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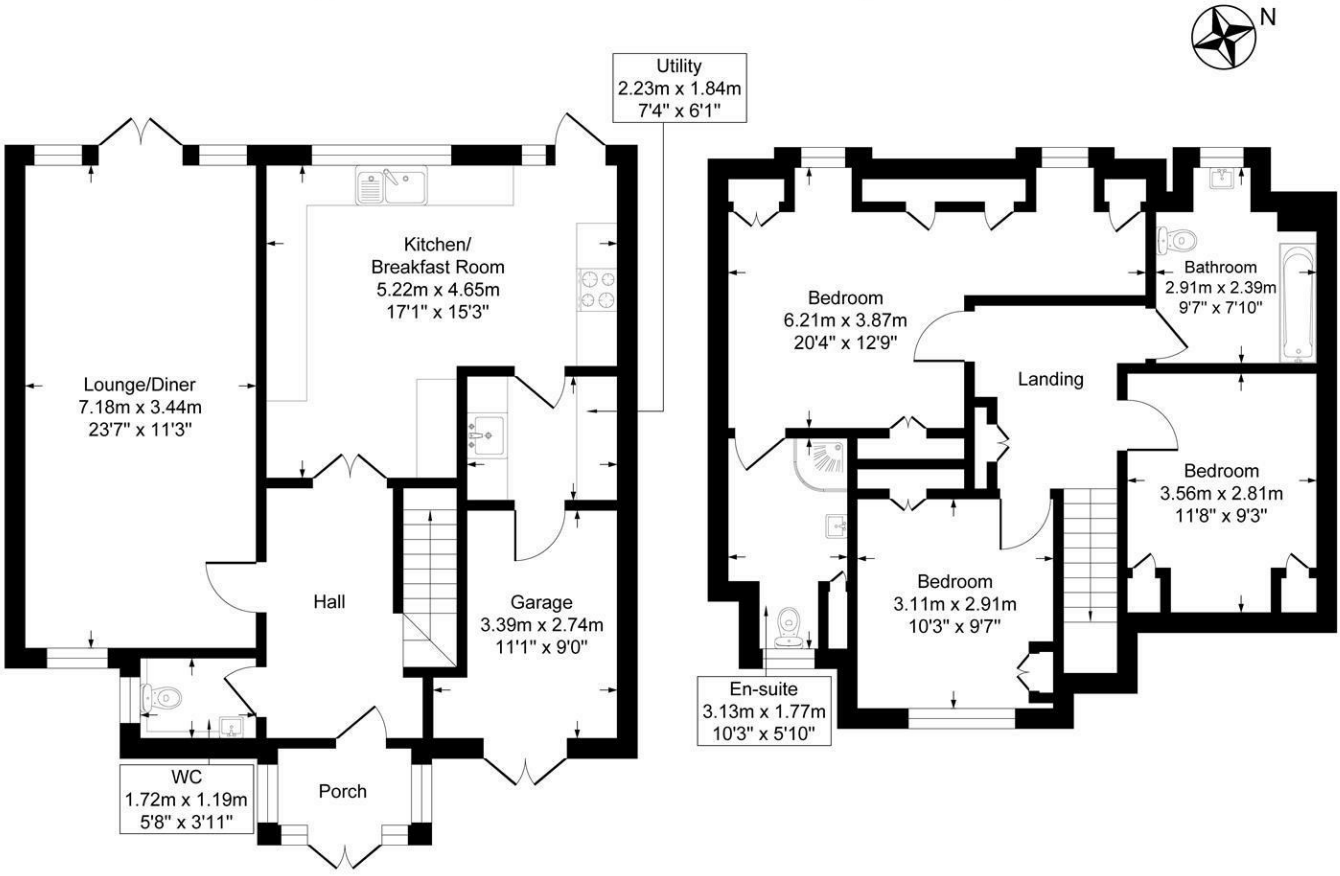
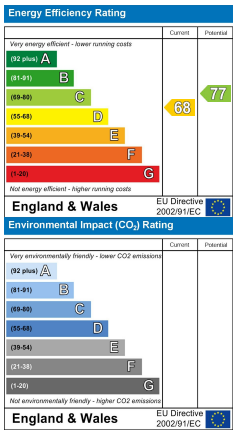
Approximate Gross Internal Floor Area = 137.3 sq m / 1477 sq ft





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