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Shakespeare Avenue, Langdon Hills

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Nestled in the highly sought-after area of Langdon Hills, this exceptional Dutch barn-style detached family home presents a rare opportunity to acquire a residence that perfectly blends architectural charm with contemporary living. Set in a peaceful and established neighbourhood, this striking property stands out with its distinctive design, expansive layout, and thoughtfully curated features throughout.

Upon entering, you are immediately welcomed by a spacious and beautifully illuminated living room, complete with underfloor heating that provides year-round comfort. This inviting space seamlessly connects to a delightful conservatory, bathed in natural light and ideal for both relaxing with family or entertaining guests in style.

The heart of the home lies in the modern, well-appointed kitchen, which features a full range of integrated appliances and offers picturesque views over the stunningly landscaped 80ft east-facing rear garden. Whether preparing meals or simply enjoying a morning coffee, this kitchen is designed for both function and enjoyment.

Practicality is key on the ground floor, which also benefits from a convenient wet room and a separate utility room—perfect for accommodating the demands of busy family life.

Upstairs, a wide and welcoming landing gives access to five generously sized bedrooms, each offering ample space for rest and retreat. The principal bedroom enjoys the added luxury of a private en-suite bathroom, while the remaining bedrooms are served by a stylish and well-equipped family bathroom, ensuring comfort and convenience for all.

Outside, the rear garden is nothing short of an oasis. Designed with both relaxation and socialising in mind, it features a tranquil fish pond, a dedicated bar area, and multiple seating zones—ideal for summer barbecues, evening drinks, or quiet moments amidst nature. Additional highlights include an integral garage and off-street parking for 4–5 vehicles, providing both security and practicality.

Ideally located, the home is just a short stroll from Laindon Station, offering excellent transport links into London and beyond. Nature lovers will appreciate the proximity to Langdon Hills Nature Reserve and The Recreation Ground, while families will value the close walking distance to highly regarded local schools such as Lincewood and Great Berry Primary Schools. The property is also conveniently situated near the local amenities at Great Berry and The Triangle shops.

This truly unique home offers the perfect combination of distinctive character, generous proportions, and modern comfort—making it a standout choice in today's market.

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| • FIVE BEDROOMS DETACHED FAMILY HOME | • 80FT EAST FACING REAR GARDEN |
| • DUTCH BARN STYLE PROPERTY | • COUNCIL TAX BAND F |
| • EN-SUITE TO MASTER BEDROOM | • WITHIN 0.9 MILES OF LAINDON STATION |
| • UNDERFLOOR HEATING ON THE GROUND FLOOR | • INTEGRAL GARAGE AND OFF STREET PARKING FOR 4-5 CARS |
| • SHORT WALK TO LANGDON HILLS RECREATION GROUND (THE REC) | • CONVENIENTLY LOCATED TO BOTH GREAT BERRY AND LINCWOOD SCHOOL |

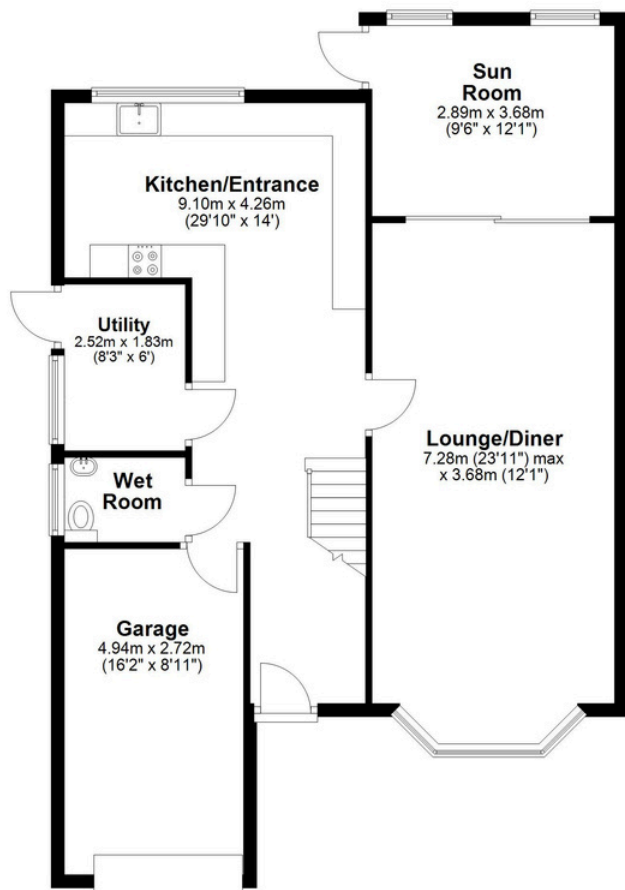






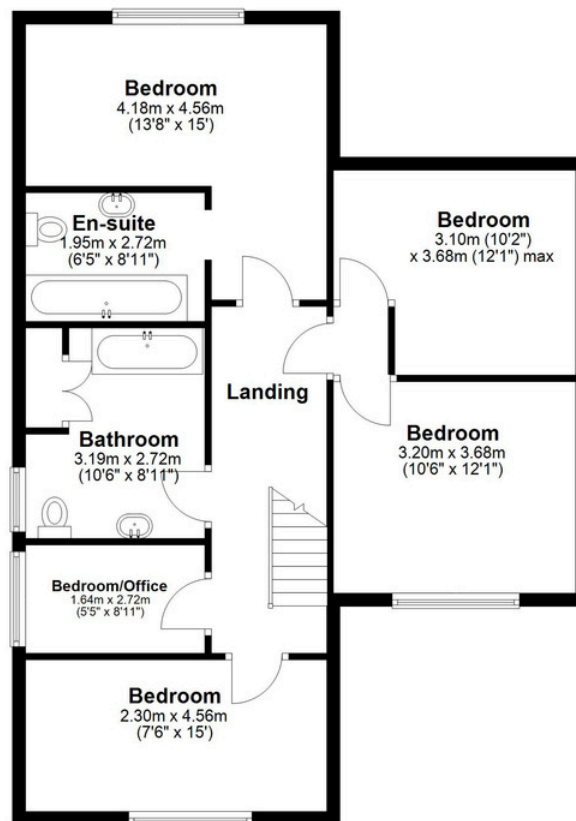
Ground Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.5 sq. feet)




Total area: approx. 166.3 sq. metres (1790.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Shakespeare Ave, Langdon Hills

Energy Efficiency Rating

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

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