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Kathleen Ferrier Crescent, Laindon

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A Beautifully Presented and Versatile Three/Four Bedroom Mid-Terrace Family Home with Contemporary Décor and Exceptional Features Throughout

This stunning three/four bedroom mid-terrace family home offers a seamless blend of modern design and versatile living spaces. Situated in a sought-after location with excellent access to local amenities, schools, and transport links, the property is ideal for families seeking stylish, flexible accommodation.

Upon entering, you are welcomed into a bright and tastefully decorated living room, featuring contemporary finishes, underfloor heating, and a charming log burner – creating a cosy and inviting space to relax and unwind.

A rear extension has significantly enhanced the ground floor living area, providing additional rooms that cater to modern family life. This includes a spacious dining room and a separate office, which could easily serve as a playroom, snug, or even a fourth bedroom. Both the dining room and the office benefit from air conditioning, ensuring year-round comfort.

The stylish and well-appointed kitchen offers ample storage and worktop space and is complemented by a separate utility room for added convenience. The dining room leads directly onto a west-facing rear garden, which extends to approximately 40 feet and has been designed for low maintenance – ideal for entertaining or enjoying the afternoon sun.

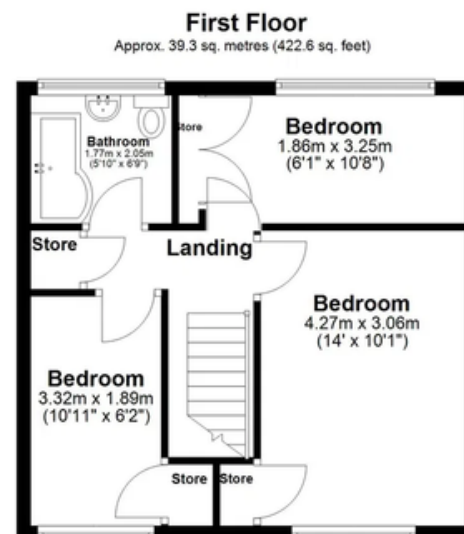
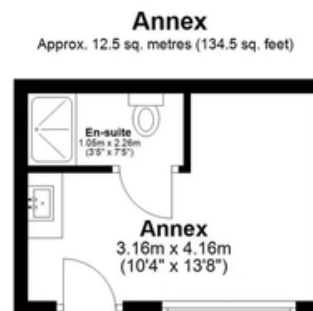
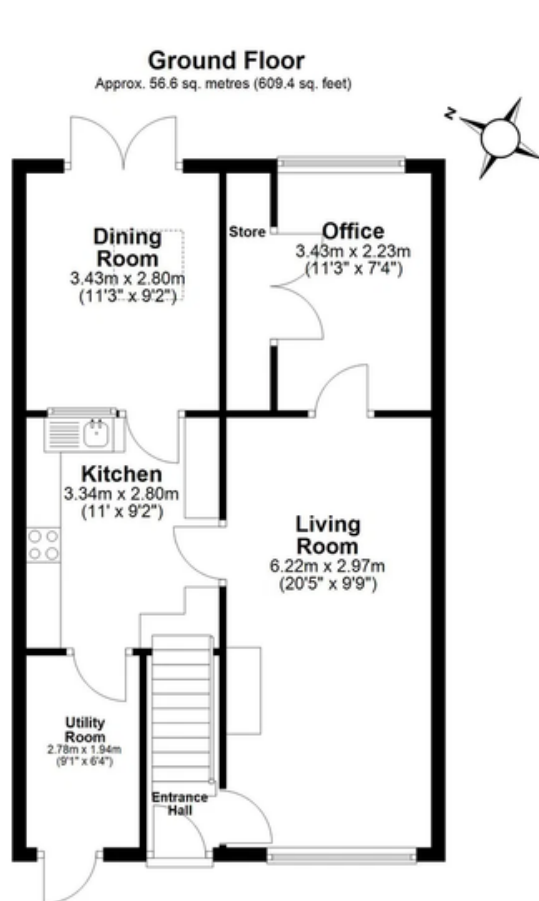
At the end of the garden, you'll find a versatile outbuilding complete with its own shower room and WC, as well as an air conditioning unit. This space offers a variety of potential uses, including as an annex, home office, beauty salon, or guest accommodation.

Upstairs, there are three generously sized bedrooms, all offering excellent built-in storage. A modern family bathroom completes the first floor.

The property is conveniently located within 1.1 miles of Laindon Station, making it ideal for commuters. It is also close to a wide range of local amenities including shops, parks, and leisure facilities. Families will appreciate the selection of nearby schools, which include James Hornsby School, Millhouse Primary School, Phoenix Primary School, and Maryland Primary School.

This beautifully presented home has been thoughtfully extended and upgraded, offering flexible living space in a well-connected and family-friendly area. Early viewing is highly recommended to fully appreciate the quality and versatility of this superb property.

- THREE/FOUR BEDROOM FAMILY HOME
- ANNEX/BEAUTY STUDIO
- THREE LIVING AREA
- COVERING APPROX. 1,166 SQ. FT.
- MODERN DECOR THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- 40FT WEST FACING REAR GARDEN
- SITUATED 1.1 MILES TO LAINDON C2C STATION
- CLOSE TO BOTH MILLHOUSE AND MARYLAND SCHOOLS
- CLOSE TO LOCATION AMENITIES



Total area: approx. 108.4 sq. metres (1166.6 sq. feet)

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Kathleen Ferries Crescent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(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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