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# Shakespeare Avenue, Langdon Hills

3 2 1









Located on the highly sought-after Shakespeare Avenue in the heart of Langdon Hills, this beautifully presented three-bedroom family home offers spacious and versatile accommodation, perfect for modern living.

The property has been thoughtfully extended and features a generously sized living room, ideal for both relaxing and entertaining. This expansive space benefits from an abundance of natural light and offers a welcoming atmosphere for family gatherings or quiet evenings in. A convenient downstairs WC adds further practicality for everyday use.

To the rear of the home, an open-plan kitchen and dining room provide a wonderful hub for family life. This area is fitted with modern units and space for appliances, with ample space for a large dining table. French doors lead directly out onto the impressive west-facing rear garden, which measures approximately 120ft in length. This beautifully maintained outdoor space is perfect for those who enjoy outdoor living, offering a sense of privacy and tranquillity. The garden also features a substantial wooden shed/workshop and a charming summer house, which is currently used as a fully functioning home office – ideal for remote working or creative pursuits.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, providing a private sanctuary away from the rest of the home. The remaining two bedrooms offer flexible accommodation, well-suited to a growing family or for use as guest rooms or additional office space.

Externally, the property boasts off-street parking for multiple vehicles, as well as a garage, offering excellent storage or further secure parking.

This home is perfectly positioned for commuters and families alike. Located just 0.9 miles from Laindon Station, it offers direct links into London Fenchurch Street, making it ideal for those needing access to the city. Local amenities, including shops, cafes, and services, are within easy reach, while nature lovers will appreciate the proximity to Langdon Hills Nature Reserve, The Rec, and Great Berry Open Space.

Families with young children will also benefit from the home's close proximity to both Lincewood and Great Berry Primary Schools, which are well-regarded in the area.

A rare opportunity to acquire a stunning and spacious home in one of Langdon Hills' most desirable roads. Viewings are highly recommended to fully appreciate all that this exceptional property has to offer.

- |   |  |
|---|--|
| • THREE BEDROOMS DETACHED FAMILY HOME                     | • 120FT APPROX WEST FACING REAR GARDEN                         |
| • EN-SUITE TO MASTER BEDROOM                              | • COUNCIL TAX BAND E   |
| • OPEN PLAN KITCHEN/DINING AREA                           | • WITHIN 0.9 MILES OF LAINDON STATION                          |
| • CLOSE TO LOCAL AMENITIES                                | • GARAGE AND OFF STREET PARKING                                |
| • SHORT WALK TO LANGDON HILLS RECREATION GROUND (THE REC) | • CONVENIENTLY LOCATED TO BOTH GREAT BERRY AND LINCWOOD SCHOOL |









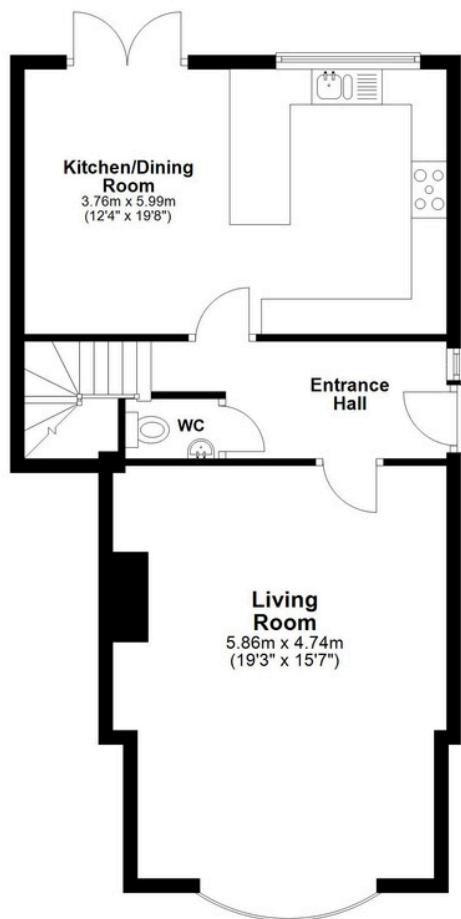






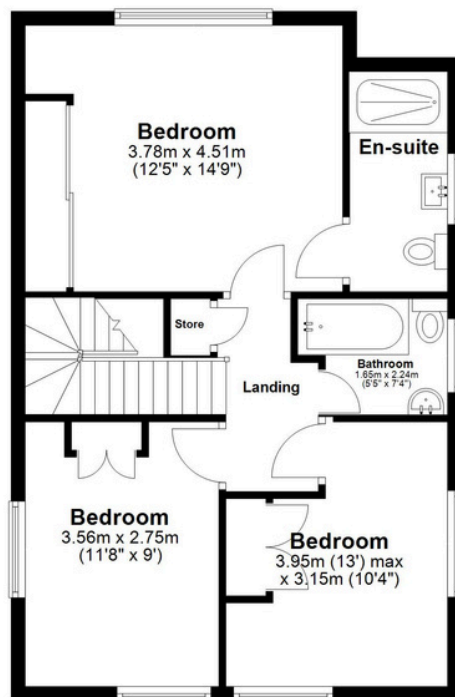
### Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



### Outbuilding

Approx. 17.3 sq. metres (186.2 sq. feet)



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Shakespeare Avenue**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.