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PROPERTY GROUP



Gilbert Drive, Langdon Hills

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A well-presented and spacious four bedroom detached family home located on the highly sought-after turning of Gilbert Drive in the ever popular Great Berry area of Langdon Hills. Offering approximately 1,200 sq ft of well-proportioned living accommodation, this property is ideally suited to growing families seeking a quiet residential setting within close proximity of excellent local amenities, schools and transport links.

Upon entering the property, you are welcomed by an entrance hall which provides access to a convenient downstairs cloakroom/WC and staircase rising to the first floor. To the front of the home is a bright and generously sized living room measuring approximately 18'8 by 9', providing a comfortable and inviting space for relaxing and entertaining.

To the rear of the property is the heart of the home, an open plan kitchen and dining area measuring approximately 18'8 by 9'10. This well-designed space offers ample room for both cooking and dining, with fitted units, work surfaces and space for appliances. The layout is perfect for modern family living and entertaining, with direct access to the rear garden allowing for seamless indoor and outdoor living during the warmer months.

The first floor landing provides access to four bedrooms and the family bathroom. The main bedroom is a well-proportioned double room positioned to the front of the property. Bedroom two is another spacious double room, while bedrooms three and four offer versatile accommodation that can be used as additional bedrooms, a home office or nursery depending on requirements. The family bathroom is fitted with a modern suite including bath, wash hand basin and WC.

Externally, the property benefits from a south facing rear garden, providing an excellent outdoor space for families and those who enjoy outdoor entertaining. The garden offers a good level of privacy and plenty of room for seating areas, lawn and planting.

To the rear of the property there is a detached garage along with off street parking, offering convenient and practical storage and parking solutions.

Gilbert Drive is a popular residential turning within the desirable Great Berry area of Langdon Hills, known for its family friendly environment and access to green open spaces. The property is just a short walk from Great Berry Open Space and a range of local amenities. Great Berry Primary School is situated approximately 0.3 miles away, making it ideal for families with young children, while Laindon Station is within approximately one mile, providing direct rail links into London Fenchurch Street and making this an excellent choice for commuters.

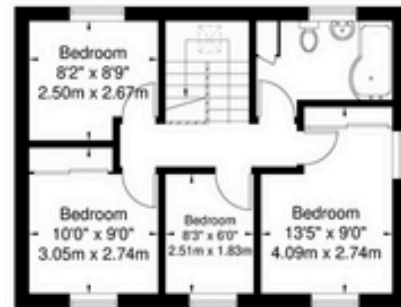
This attractive family home combines spacious accommodation, a sought-after location and excellent local amenities, making it an opportunity not to be missed. Early viewing is highly recommended.

- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM/WC
- OPEN PLAN KITCHEN/DINING AREA
- COVERING 1,200 SQ FT LIVING SPACE
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE AND OFF STREET PARKING
- A SHORT WALK TO GREAT BERRY OPEN SPACE AND LOCAL AMENITIES
- LOCATED 0.3 MILES OF GREAT BERRY PRIMARY SCHOOL
- WITHIN 1 MILE OF LAINDON STATION
- COUNCIL TAX BAND E

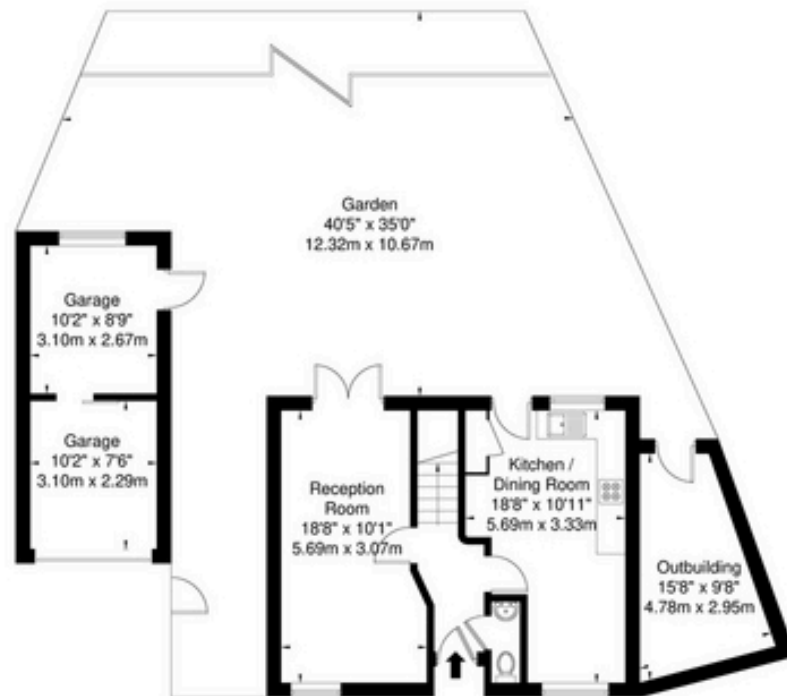


Gilbert Drive, Langdon Hills, SS16 6SP

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft
Garages = 16.9 sq m / 181 sq ft
Total = 111.6 sq m / 1200 sq ft



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

DISCLAIMER

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.