



## SAMUEL ROAD

LANGDON HILLS, SS16 6EZ

**GUIDE PRICE £450,000**  
**FREEHOLD**

**\*\* SIMPLY STUNNING BUNGALOW HAVING UNDERGONE A DRAMATIC TRANSFORMATION IN RECENT YEARS TO PROVIDE ULTRA CONTEMPORARY LIVING AT IT'S FINEST - SOUTH FACING GARDEN 70ft X 40ft, AMPLE PARKING & A POPULAR LANGDON HILLS LOCATION CLOSE TO THE COUNTRY PARK AND MAJOR C2C RAIL LINKS \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Popular location of Langdon Hills close to the country park
- Superb bungalow with two double bedrooms
- Sublime kitchen/diner with a host of integrated appliances
- Rear lounge extension
- large shower room/WC
- Double glazed and gas central heating
- South facing garden measuring some 70ft x 40ft
- Ample parking & potential to create additional parking
- Easy access to major c2c rail links serving London's Fenchurch Street line
- Great potential to extend, subject to the usual planning consents



RP&C Estate Agents are delighted to present this deceptively spacious and beautifully refurbished two double bedroom bungalow, offering stylish, contemporary living in one of Langdon Hills' most sought after residential locations.

Having undergone significant improvement in recent years, this impressive home has been thoughtfully redesigned to create a bright and modern living environment. At its heart is a superb open-plan kitchen and dining area, ideal for both everyday family life and entertaining, complemented by a generous rear lounge extension that overlooks the garden. The accommodation is further enhanced by a spacious contemporary shower room and a separate WC along with it's two generous sized double bedrooms.

Additional benefits include full double glazing, gas central heating, and a high standard of presentation throughout, allowing any prospective purchaser to move straight in with minimal fuss.

Externally, the property enjoys a delightful mature rear garden measuring approximately 70ft in length, predominantly laid to lawn with established planting and useful outbuildings that are to remain. To the front, an independent driveway currently provides off-street parking for two vehicles, with scope to create additional parking if desired.

Perfectly positioned on the ever-popular Samuel Road, the property is within easy reach of Langdon Hills Country Park, offering acres of picturesque woodland and countryside walks. Laindon railway station is just a short drive away, providing direct services into London Fenchurch Street, making this an excellent choice for commuters. Highly regarded schools, local shops, supermarkets and convenient access to the A127, A13 and M25 are all close by, ensuring every day amenities and transport links are readily available.

This is a superb opportunity to acquire a turnkey bungalow combining generous accommodation, modern finishes and an enviable location. Early viewing is highly recommended.

## Entrance Hallway

Loft access.

## Bedroom Two 11'1 x 10'2

## Bedroom One 13'8 x 10'3

## Kitchen/Diner 18'0 x 10'9

The dining area into the lounge measures 25'9.

## Lounge 13'9 x 9'2

The lounge into the dining area measures 25'9.

## Grand Shower Room/WC 10'10 x 5'9

### **Mature Garden**

This generous size garden measures some 70 feet by 40 feet. Generously laid to lawn with matures trees, flowers and shrubs. Pond. Two timber sheds with power connected will remain. Side access.

### **Front**

An independent driveway offers parking for two cars. Further parking can be created if desired.

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## ADDITIONAL INFORMATION

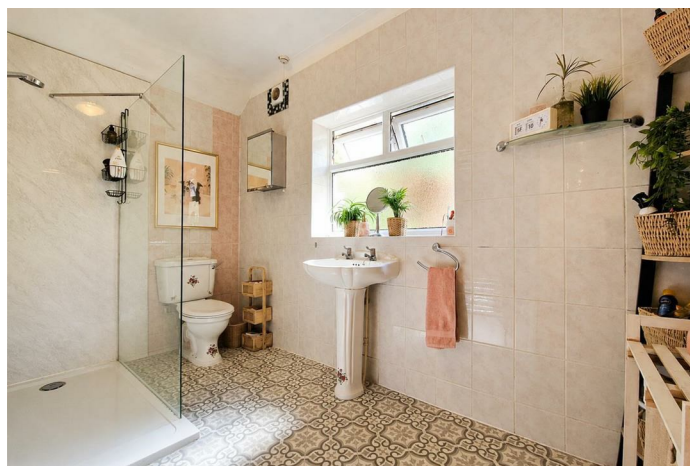
**Local Authority** – Basildon

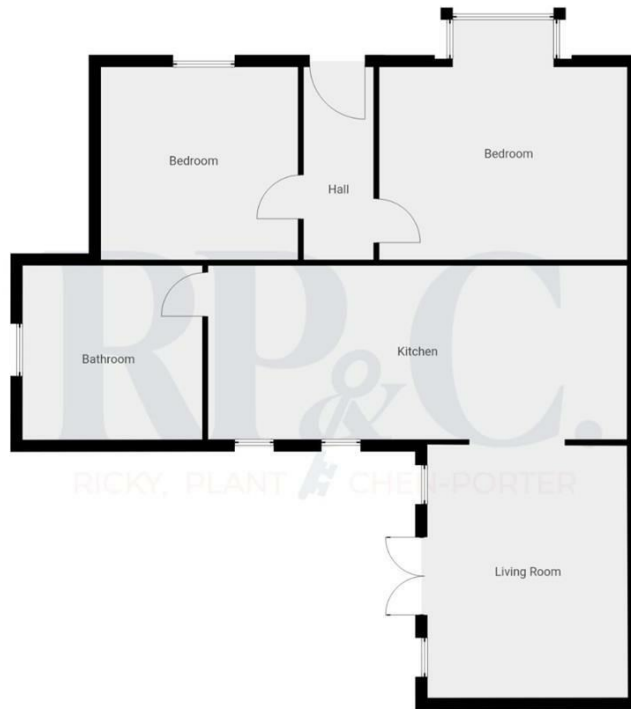
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 926.00 sq ft

**Tenure** – Freehold





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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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