



Tel. 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
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Menzies Avenue, Laindon West

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Situated within the sought-after Laindon West location, this well-presented three bedroom semi-detached family home offers generous living accommodation totalling approximately 1,014.8 sq ft, making it an ideal purchase for growing families or those looking to upsize.

Upon entering the property, you are welcomed into a bright entrance hall which provides access to a convenient downstairs cloakroom/WC, perfect for guests and everyday family use. The ground floor has been thoughtfully arranged to maximise both space and functionality, with a well-proportioned kitchen positioned to the front of the home, offering ample worktop and storage space. To the rear, the property opens up into a spacious living and dining area, creating a versatile environment for both relaxing and entertaining. This impressive room is flooded with natural light and seamlessly connects to the conservatory, which acts as an additional reception space overlooking the garden.

The conservatory provides direct access to the east-facing rear garden, allowing for enjoyable morning sunlight and creating an ideal setting for outdoor dining, family gatherings or simply unwinding in a private and enclosed environment. The garden offers a balance of patio and lawn areas, suitable for a range of uses.

Upstairs, the first floor comprises three well-sized bedrooms, each offering comfortable accommodation with flexibility for families, guests, or those working from home. The family bathroom is conveniently located off the landing and serves all three bedrooms.

Externally, the property continues to impress with a detached garage and off-street parking for approximately three to four vehicles, a rare and highly desirable feature in the area. The driveway provides ease and convenience for multiple occupants or visitors.

The location is particularly appealing, being within close proximity to a range of local amenities, shops, and everyday conveniences.

For families, Merrylands Primary School is located approximately 0.7 miles away, while Victoria Park can be found just 0.5 miles from the property, offering green open spaces for recreation and leisure. Commuters will also benefit from excellent transport links, with Laindon C2C station situated approximately 1.3 miles away, providing direct access into London.

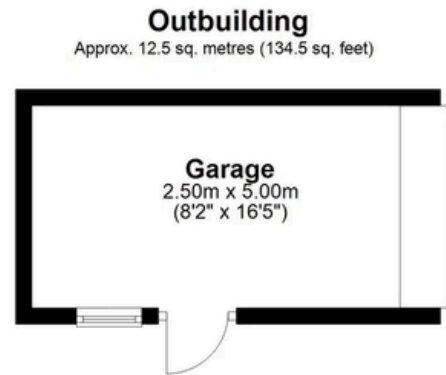
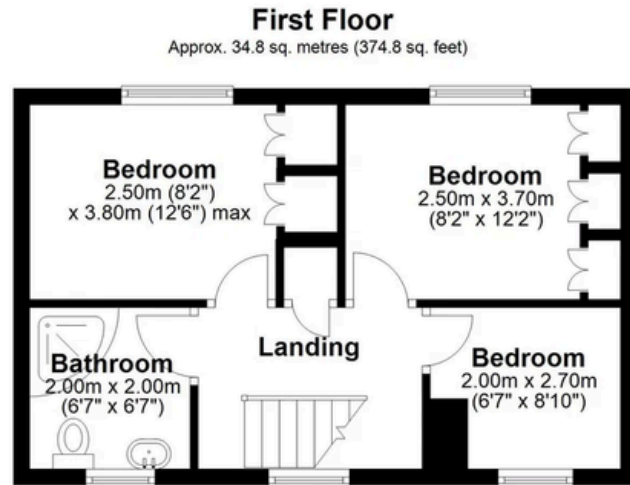
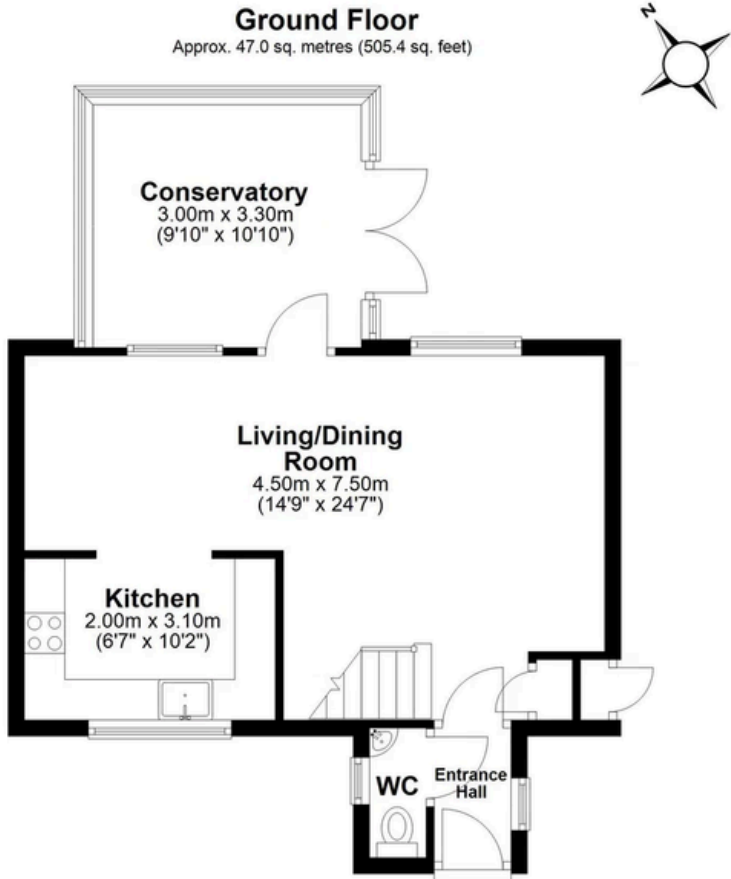
Overall, this property represents a fantastic opportunity to acquire a spacious and well-located family home in a popular residential area, combining practical living space, strong local amenities, and excellent transport connections.

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM/WC
- COVERING APPROX 1014.8 SQ FT OF LIVING SPACE
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY LEADING ONTO AN EAST FACING REAR GARDEN
- DETACHED GARAGE AND OFF STREET PARKING FOR 3/4 VEHICLES
- WITHIN 0.7 MILES TO MERRYLANDS PRIMARY SCHOOL
- LOCATED 0.5 MILES TO VICTORIA PARK
- SITUATED WITHIN 1.3 MILES TO LAINDON C2C STATION
- COUNCIL TAX BAND D





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Total area: approx. 94.3 sq. metres (1014.8 sq. feet)

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Menzies Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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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