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# Roseberry Avenue, Langdon Hills

4 2 1







Located in the ever-popular Langdon Hills area, this impressive four-bedroom detached family home offers generous living accommodation extending to approximately 1,444 sq. ft., perfectly suited to modern family life. Positioned within easy reach of highly regarded schools, transport links and beautiful open green spaces, this property combines space, convenience and lifestyle in equal measure.

Upon arrival, the property immediately impresses with its substantial driveway providing off-street parking for multiple vehicles, in addition to a detached garage offering further parking or storage options. The attractive frontage and well-maintained exterior create a welcoming first impression.

Internally, the ground floor has been thoughtfully arranged to provide versatile and spacious living accommodation. The heart of the home is the open plan lounge and dining room, an excellent space for both everyday living and entertaining. With generous proportions and an abundance of natural light, this room comfortably accommodates both seating and dining areas while enjoying views over the rear garden.

The fitted kitchen is well appointed with a range of wall and base units, offering ample storage and workspace for busy family life. Adjacent to the kitchen is a separate utility room, providing additional practicality with space for laundry appliances and further storage. A downstairs WC adds further convenience, particularly for guests and growing families.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat for homeowners. The remaining bedrooms are ideal for children, guests, or those working from home. A modern family bathroom serves the additional bedrooms and completes the first-floor accommodation.

Externally, the property enjoys a north-facing rear garden, providing a pleasant outdoor space to relax, entertain or for children to play. The garden offers a balance of lawn and patio areas, making it both functional and low maintenance.

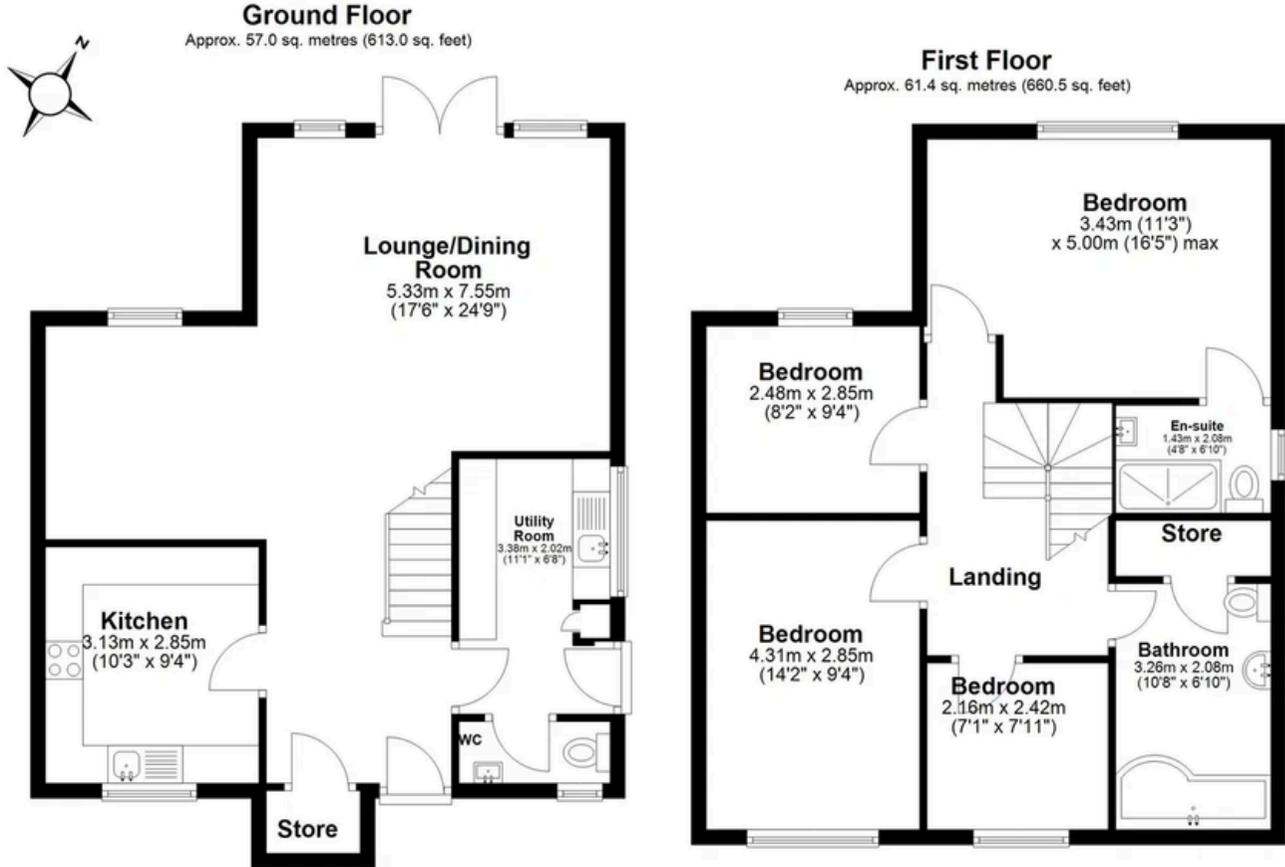
The location is a key feature of this home. Lincewood Primary School is approximately 0.3 miles away, making school runs simple and convenient. Laindon Station is within 0.8 miles, offering direct rail links into London and beyond, ideal for commuters. The Triangle Shops are just a short walk away for everyday essentials, while The Rec and Langdon Hills Nature Reserve are moments from the property, providing beautiful open spaces, woodland walks and leisure opportunities right on your doorstep.

Offering substantial internal space, excellent local amenities and a highly desirable setting within Langdon Hills, this detached family home presents a fantastic opportunity for those seeking comfort, convenience and room to grow. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

- FOUR BEDROOMS DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- DOWNSTIARS CLOAKROOM/WC
- FITTED KITCHEN WITH SEPERATE UTILITY ROOM
- CLOSE TO LOCAL AMENITIES (TRIANGLE SHOPS)
- A SHORT WALK TO THE REC AND LANGDON HILLS NATURE RESERVE
- DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE
- WITHIN 0.3 MILES OF OF LINCWOOD PRIMARY SCHOOL
- SITUATED WITHIN 0.8 MILES OF LAINDON STATION
- COUNCIL TAX BAND E







Total area: approx. 134.2 sq. metres (1444.2 sq. feet)

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**Roseberry avenue**

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