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The Lindens, Langdon Hills

4 2 3









Situated within The Lindens, a quiet and highly desirable residential close, this substantial four bedroom detached family home offers approximately 1,825 sq ft of versatile living accommodation and has been extended to the rear, creating a fantastic layout perfectly suited to modern family living and entertaining.

This impressive home is well positioned within the close and offers generous internal space, flexible reception areas and excellent potential for future enhancement.

Upon entering the property, you are welcomed by a spacious entrance hall which immediately sets the tone for the size and layout of the home. To the front of the property is a bright and inviting living room, providing a comfortable setting for relaxing evenings and family time.

To the rear of the property is undoubtedly the heart of the home – a large open plan kitchen and dining room measuring over 7 metres in length. This impressive space has been designed with modern living in mind, offering plenty of room for cooking, dining and entertaining. The kitchen provides generous worktop and storage space with the potential for a central island, while the dining area comfortably accommodates a large family dining table and provides an ideal space for social gatherings and everyday family life.

Further enhancing the ground floor accommodation is a utility room, a convenient downstairs WC, and a versatile multi-purpose room created from part of the double garage conversion. This flexible room could serve a variety of uses including a playroom, home office, gym, snug or additional reception space, making it perfectly suited to today's lifestyle needs.

The first floor continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property features a driveway providing off-street parking for multiple vehicles, along with access to the double garage, with one half currently converted to create the additional reception room while the remaining section provides valuable storage space.

A particularly attractive feature of this property is the excellent potential for further extension above the garage (subject to planning permission), offering buyers the opportunity to expand the accommodation even further and add additional value in the future.

The location is ideal for families and commuters alike. The Lindens is a peaceful residential close offering a quiet setting whilst remaining conveniently close to local amenities. The property is also perfectly placed for outdoor enjoyment with the beautiful Langdon Hills Nature Reserve nearby, providing scenic walking routes and open green spaces.

For families with children, the property is situated approximately 0.7 miles from Lincewood Primary School, while commuters will appreciate that Laindon Station is approximately 0.8 miles away, offering direct rail connections into London.

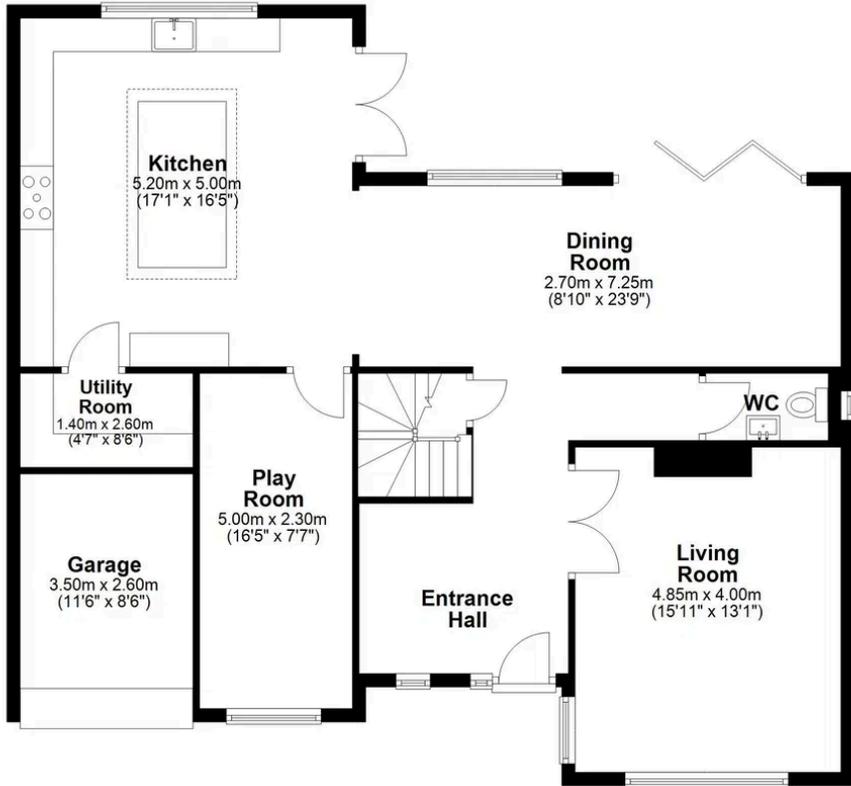
Offering generous living space, a fantastic family layout and future potential, this is a wonderful opportunity to acquire a substantial home in a sought-after location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

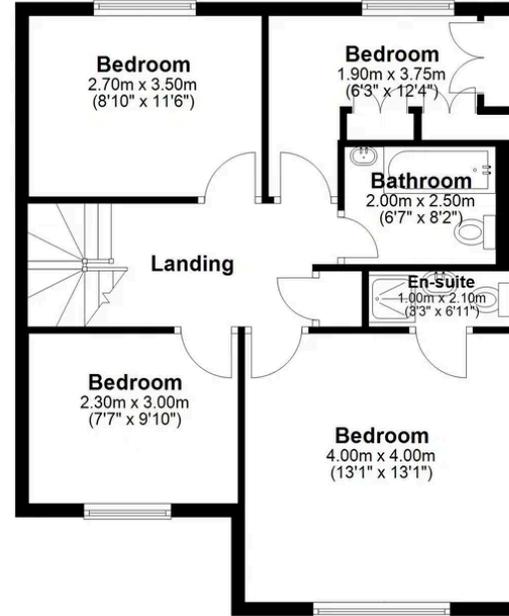
- FOUR BEDROOMS DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND LANGDON HILLS NATURE RESERVES
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- WITHIN 0.7 MILES TO LINCEWOOD PRIMARY SCHOOL
- EXTENDED TO THE REAR AND COVERING 1,825 SQ FT OF LIVING SPACE
- WITHIN 0.7 MILES TO LINCEWOOD PRIMARY SCHOOL
- DRIVEWAY WITH OFF STREET PARKING FOR MULTIPLE VEHICLES
- SITUATED WITHIN 0.8 MILES OF LAINDON STATION
- POTENTIAL FOR FURTHER EXTENSION OVER THE GARAGE (SUBJECT TO PLANNING PERMISSION)
- COUNCIL TAX BAND F



Ground Floor
Approx. 110.9 sq. metres (1193.5 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 169.6 sq. metres (1825.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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The Lindens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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	

DISCLAIMER

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