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School Avenue, Dunton Fields

4 2 2









Situated within the highly sought-after Dunton Fields development, built by Bellway Homes, is this beautifully presented four-bedroom detached family home, occupying a prime corner plot position overlooking attractive green open space. The setting offers a wonderful sense of openness and privacy, making it an ideal choice for families.

The property provides approximately 1,472 sq ft of well-designed living accommodation, perfectly suited to modern family life. Upon entering, you are welcomed by a spacious entrance hall which leads through to a bright and generously sized living room, ideal for both relaxing and entertaining. To the rear of the property is a standout open plan kitchen/dining/utility room, fitted with a range of modern units, ample worktop space and integrated appliances, with plenty of room for a family dining table. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. In addition, there is a versatile playroom or home office, offering flexibility for those working from home or requiring an additional reception room, along with a convenient ground floor WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. A central landing with built-in storage completes the first floor.

Externally, the home enjoys a west-facing rear garden, ideal for enjoying afternoon and evening sun, whether relaxing or entertaining. To the side, there is an attached garage and driveway providing parking for two vehicles.

The location is particularly convenient, being just 0.7 miles from Millhouse Primary School and Nursery, making it ideal for families with young children. For commuters, Laindon Station is located approximately 1.6 miles away, offering direct links into London. Dunton Fields itself is a popular and well-regarded development known for its community feel, modern homes and surrounding green spaces.

This is an excellent opportunity to acquire a spacious and well-positioned family home in one of the area's most desirable developments. Early viewing is highly recommended.

AGENT NOTE: THE PROPERTY HAS AN ESTATE CHARGE THAT IS £27.50 PER MONTH (£330 PER YEAR)

- FOUR BEDROOMS DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/DINING ROOM
- OFFICE/PLAY ROOM
- COVERING 1,472 SQ FT OF LIVING SPACE
- WEST FACING REAR GARDEN
- ATTACHED GARAGE AND PARKING FOR TWO VEHICLES
- SITUATED 0.7 MILES TO MILLHOUSE PRIMARY SCHOOL AND NURSERYL
- SITUATED WITHIN 1.6 MILES OF LAINDON STATION
- COUNCIL TAX BAND E



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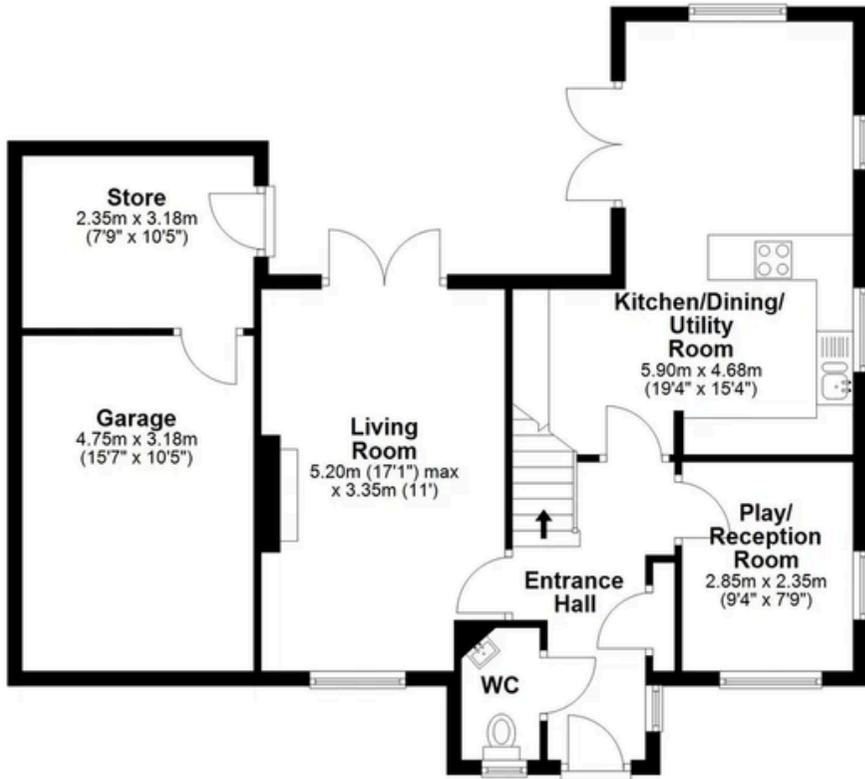
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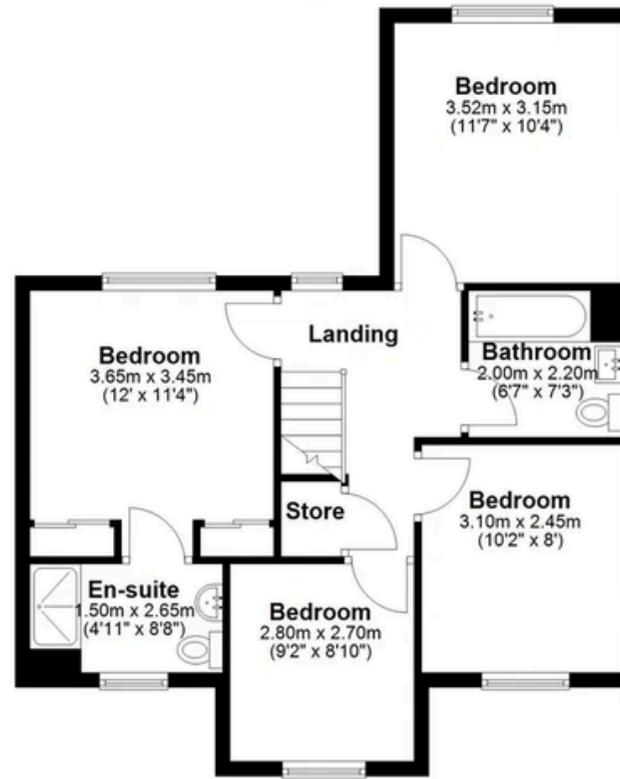
Ground Floor

Approx. 80.0 sq. metres (861.4 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 136.8 sq. metres (1472.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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School Avenue

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.