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Forest Glade Langdon Hills

3 2 1







Situated within a quiet residential turning of a sought-after cul-de-sac, this impressive three bedroom link-detached family home offers approximately 1,242 sq ft of well-appointed living accommodation, perfectly suited for modern family life.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway which immediately sets the tone for the rest of the home.

The ground floor has been thoughtfully arranged to provide both comfort and practicality, featuring a bright and airy living room with a pleasant outlook to the front, ideal for relaxing or entertaining guests. To the rear, the property boasts a modern open plan kitchen/dining room, finished to a high standard with contemporary units and ample workspace, creating a fantastic social hub for family living. This space flows seamlessly into a stunning orangery, allowing an abundance of natural light to flood in and providing an additional versatile reception area with views over the garden. Further enhancing the ground floor is a convenient cloakroom/WC and a cleverly adapted garage, where half has been converted into a useful utility room, while the remaining section provides valuable storage space.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering a private and comfortable retreat. The remaining bedrooms are served by a modern family bathroom, completing the accommodation.

Externally, the property enjoys a south-east facing rear garden, perfect for enjoying morning and afternoon sunshine, with space for outdoor dining and family activities. To the front, there is off-street parking and access to the garage/storage area.

The location is a key feature of this home, being within a short walk of Langdon Hills Nature Reserve and Great Berry Open Space, ideal for outdoor enthusiasts and families alike. The property is also conveniently positioned for local amenities within Great Berry, including shops and services, as well as being just 0.4 miles from Great Berry Primary School. For commuters, Laindon C2C Station is approximately 1.4 miles away, providing direct links into London.

This is a fantastic opportunity to acquire a well-presented family home in a desirable and peaceful setting, offering both space and convenience in equal measure.

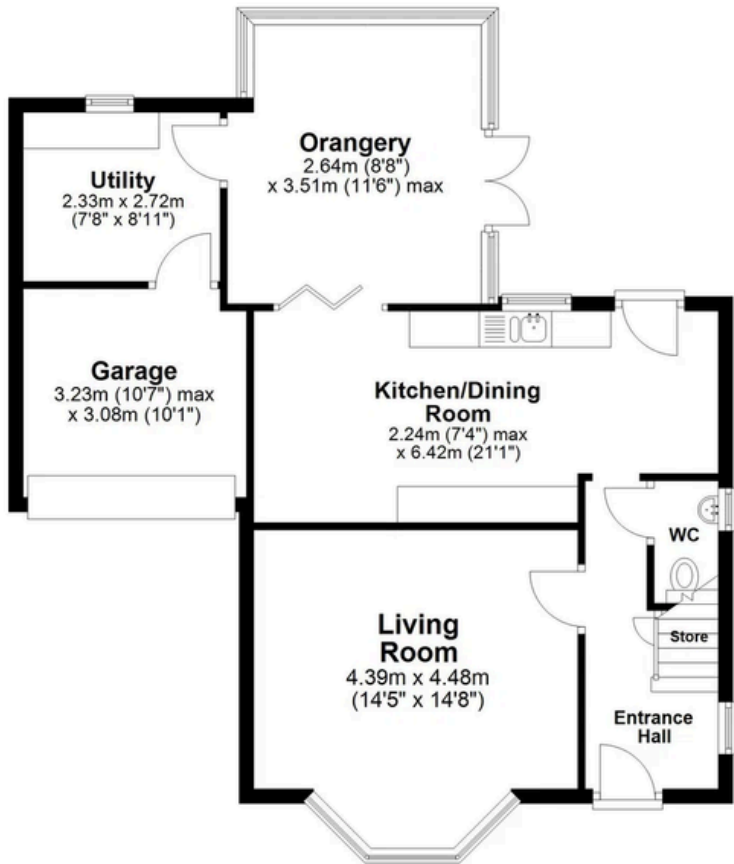
- THREE BEDROOM LINK DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM/WC
- SOUTH EAST FACING REAR GARDEN
- OPEN PLAN KITCHEN/DINING ROOM LEADING ON TO AN ORANGERY
- WITHIN A SHORT WALK TO LANGDON HILLS NATURE RESERVE
- GARAGE AND OFF STREET PARKING FOR MULTIPLE VEHICLES
- SITUATED WITHIN 0.4 MILES TO GREAT BERRY PRIMARY SCHOOL
- WITHIN 1.4 MILES TO LAINDON STATION
- COUNCIL TAX BAND E





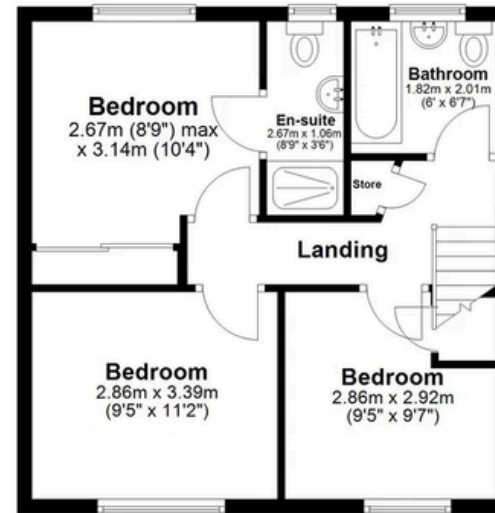
Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 115.4 sq. metres (1242.5 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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Forest Glade

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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

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.