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Dovedale Close, Langdon Hills

4 3 3









Positioned on a quiet residential turning in the ever-popular Great Berry development, this impressive four-bedroom detached family home is one of only five properties of its distinctive design within the area, offering a rare opportunity to acquire a home that combines generous accommodation, energy efficiency and exceptional versatility. Offered to the market with the significant advantage of no onward chain, this beautifully maintained home is arranged over three floors and enjoys an enviable location just moments from Great Berry Primary School, local amenities, green open spaces and excellent transport links.

From the moment you arrive, the property's unique architecture creates an immediate sense of character and individuality. The attractive frontage is complemented by a mature front garden, while the generous internal layout provides approximately 1,575 sq. ft. of accommodation, together with an impressive converted double garage offering a further versatile living space.

The welcoming entrance hall provides access to a convenient ground floor cloakroom before leading through to the spacious living room, a bright and inviting space featuring French doors that open directly onto the landscaped rear garden, allowing natural light to flood the room and creating an ideal environment for both relaxing and entertaining. The separate dining room offers ample space for family meals and formal occasions, while the kitchen overlooks the garden and benefits from direct access outside, making everyday living both practical and enjoyable.

The first floor accommodates three well-proportioned bedrooms, including the principal bedroom which benefits from its own en-suite shower room. A modern family bathroom with both bath and walking shower serves the remaining bedrooms on this floor, providing excellent flexibility for growing families. Occupying the entire second floor is a superb fourth bedroom, creating an ideal guest suite, teenager's retreat or home office. The additional privacy and generous proportions make this an extremely versatile space that adapts effortlessly to changing family requirements.

One of the standout features of this home is the professionally converted double garage. Rather than traditional garage space, this substantial area has been transformed into an impressive office and additional living accommodation complete with its own shower room. Whether utilised as a home business, gym, studio, games room or independent workspace, this versatile building significantly enhances the property's appeal and offers endless possibilities for modern family life.

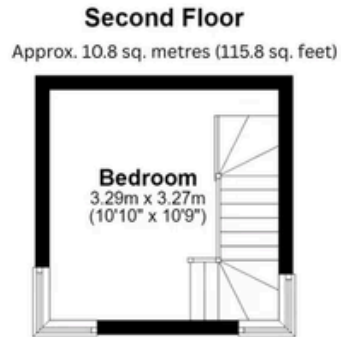
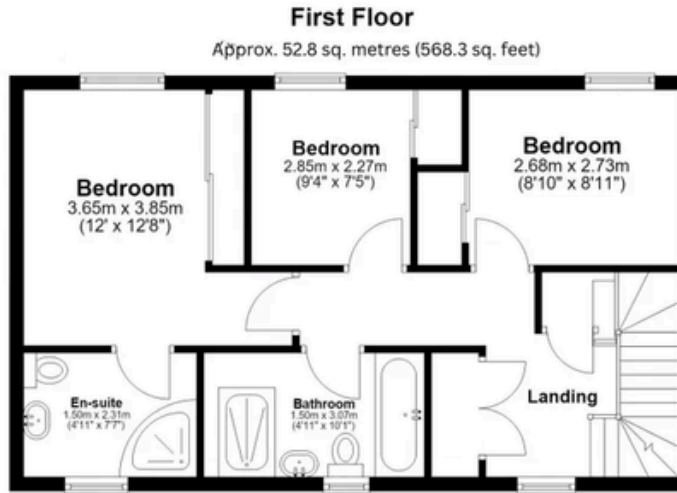
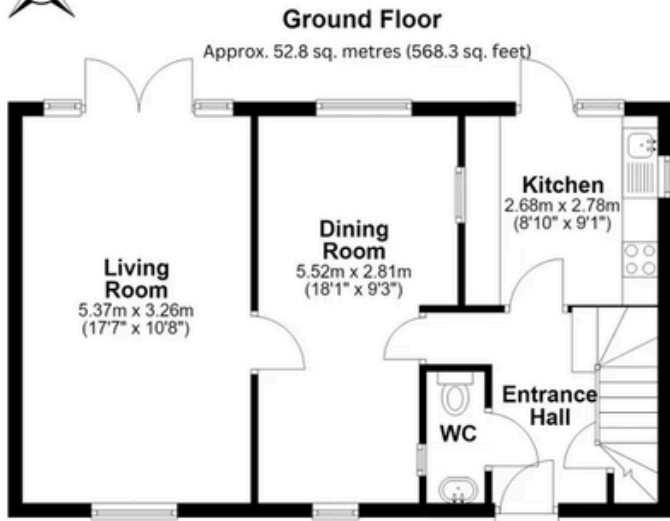
The rear garden has been thoughtfully landscaped to provide a peaceful and private outdoor setting. A central pathway is surrounded by lawns, mature planting and established trees, creating an attractive space for children to play, summer entertaining or simply relaxing in the sunshine.

This home also stands out for its outstanding energy credentials. Solar panels combined with additional battery storage contribute towards exceptionally low running costs and have helped the property achieve an impressive EPC Rating A, making it both environmentally conscious and economical to own. The location is equally impressive. Great Berry Primary School is approximately 150 yards from the property, making school runs exceptionally convenient. Great Berry Centre and its surrounding open spaces are just a short walk away, while The Rec and the beautiful Langdon Hills Nature Reserve offer excellent opportunities for recreation, walking and outdoor activities. Commuters will appreciate being within one mile of Laindon C2C railway station, providing direct services into London Fenchurch Street, while the nearby A127 and M25 offer convenient road connections across Essex and beyond.

Rarely available, offering flexible accommodation over three floors, a substantial detached outbuilding, excellent energy efficiency and an enviable Great Berry location, this exceptional family home represents a fantastic opportunity for buyers seeking space, versatility and convenience. With no onward chain, the property is ready for its next owners to move straight in and enjoy everything this outstanding home has to offer.

- THE ADVANTAGE OF NO ONWARD CHAIN
- 150 YARDS TO GREAT BERRY PRIMARY SCHOOL
- FOUR BEDROOMS DETACHED FAMILY HOME
- A SHORT WALK TO GREAT BERRY CENTRE AND OPEN SPACE
- THREE BATHROOMS (INCLUDING EN-SUITE TO MASTER BEDROOM)
- SOLAR PANELS AND ADDITIONAL ELECTRIC BATTERY (EPC RATING A)
- ARRANGED OVER THREE FLOORS
- WITHIN 1 MILE OF LAINDON C2C STATION
- DOUBLE GARAGE CONVERTED INTO OFFICE/ADDITIONAL LIVING SPACE
- COUNCIL TAX BAND E





Total area: approx. 146.3 sq. metres (1575 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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Dovedale Close

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	106
(81-91) B			
(69-80) C			
(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 