



Tel:07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
exp



High Road, Laindon

4 2 2









Positioned within a highly convenient and increasingly sought-after location, this impressive four-bedroom detached family home is offered to the market with the significant benefit of no onward chain, making it an ideal purchase for those looking to move swiftly and with ease.

Occupying a generous plot and extending to approximately 1,520 sq ft, this substantial home delivers an excellent balance of well-proportioned accommodation, modern open-plan living, and practical family functionality.

Upon arrival, the property immediately impresses with its large frontage and extensive off-street parking for multiple vehicles, complemented by an integral garage, offering both convenience and future potential for conversion (subject to planning). The welcoming entrance hall sets the tone for the rest of the home, providing access to all principal ground floor rooms.

The true heart of the property lies within the stunning open-plan kitchen/dining/living space, a beautifully bright and expansive area designed with modern family living in mind. This sociable and versatile space is perfect for entertaining, whether hosting gatherings or enjoying relaxed evenings, with ample room for dining, cooking, and lounging all in one seamless environment. The layout also benefits from a separate reception room, ideal as a more formal living space, snug, or home office—adding further flexibility to suit a variety of lifestyles.

Upstairs, the property continues to impress with four well-sized bedrooms, all thoughtfully arranged around a central landing. The principal bedroom enjoys the added luxury of a private en-suite, creating a peaceful retreat, while the remaining bedrooms are served by a well-appointed family bathroom—perfectly catering to the needs of a growing family.

Externally, the east-facing rear garden provides a pleasant and private outdoor space, ideal for enjoying morning sunshine, summer dining, or simply relaxing in a tranquil setting.

Location is key, and this home delivers on all fronts. Families will appreciate being just 0.3 miles from Millhouse Primary School & Nursery, while commuters benefit from Laindon Station within 0.8 miles, offering direct links into London. The property is also within easy reach of a variety of local amenities, including shops, supermarkets, and everyday conveniences.

Adding further appeal, the home is situated just a stone's throw from the exciting new Laindon Shopping Centre redevelopment, a major investment into the area set to introduce new retail, dining, and leisure options—enhancing both lifestyle and long-term value.

Combining generous living space, a prime location, and future growth potential, this is a fantastic opportunity to secure a truly versatile and well-located family home.

AGENT NOTE:

Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- THE ADVANTAGE OF NO ONWARD CHAIN
- FOUR BEDROOMS DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- INTEGRAL GARAGE AND OFF STREET PARKING FOR MULTIPLE VEHICLES
- COVERING 1,520 SQ FT OF LIVING SPACE
- OPEN PLAN KITCHEN/LIVING ROOM
- EAST FACING REAR GARDEN
- 0.3 MILES OF MILLHOUSE PRIMARY SCHOOL & NURSERY
- SITUATED WITHIN 0.8 MILES TO LAINDON STATION
- COUNCIL TAX BAND F

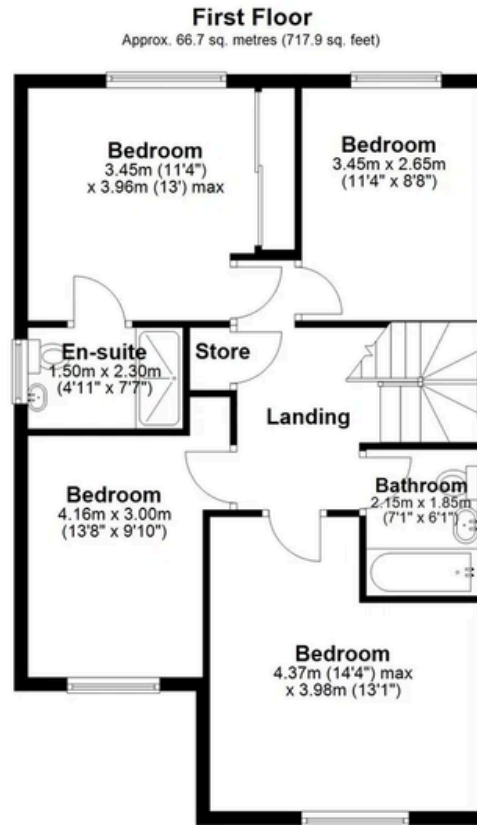
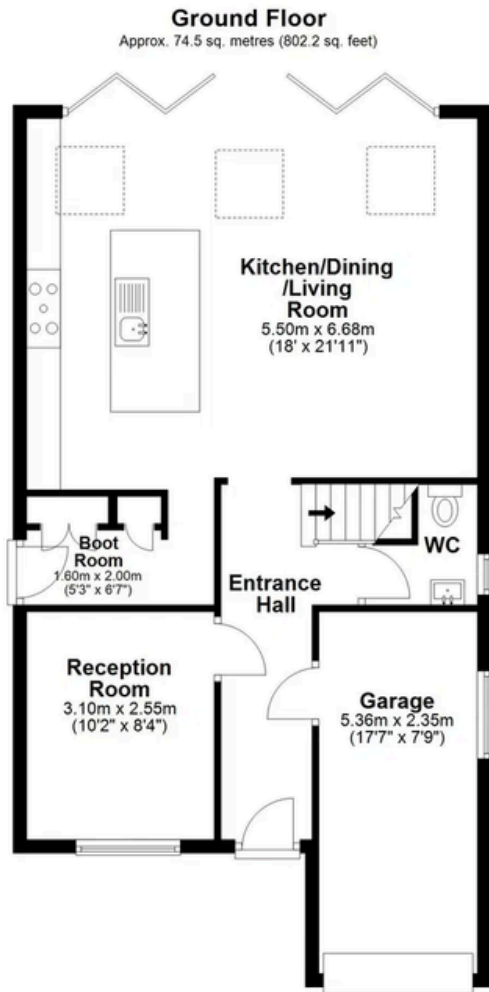


DANIEL ISMAIL
exp uk



DANIEL ISMAIL
exp uk





Total area: approx. 141.2 sq. metres (1520.1 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

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

High Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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.