



Langdon Hills, £750,000, 5 Bedroom Detached House

Essex Guild Homes are pleased to offer for sale this STUNNING Five Bed Family Home with Unique "Dutch Barn" Styling and near 2,000 sq ft of Accommodation. This Highly Sought After Area with it's Quiet Setting is in Great Demand. Superb Landscaped Garden to Rear with many Features, Large Natural Stone Patio, Superb Lawned Area, Tiki Bar, Summer House...

Truly a Beautiful Home in a Beautiful Area

Council Tax Band: F EPC Rating: D Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Shakespeare Avenue, Essex, SS16 6DN

STUNNING FIVE BED FAMILY HOME WITH NEAR 2,000 SQ FT OF ACCOMMODATION

A FINE EXAMPLE OF INDIVIDUAL DESIGN WITH UNIQUE "DUTCH BARN STYLING" EXTERNALLY

BEAUTIFULLY LANDSCAPED GARDENS WITH DIFFERENT AREAS / PATIOS / TIKI BAR / SUMMER HOUSE / RAISED WALL POND

FANTASTIC DECOR INTERNALLY THROUGHOUT THE WHOLE PROPERTY

FAST 24 FT LOUNGE OPEN TO DINING ROOM (EASY TO DIVIDE TO TWO ROOMS IF NEEDED)

BRIGHT "SUNROOM" OVERLOOKING THE GARDEN HAS FEATURE NATURAL STONE BRICKWORK & ROOF WINDOW

SHOW STOPPING KITCHEN / BREAKFAST WITH INTEGRATED APPLIANCES INCLUDING DOWNDRAFT EXTRACTOR FAN / WINE FRIDGE & MUCH MORE

EN-SUITE TO MASTER / FIRST FLOOR LARGE FAMILY BATHROOM & GROUND FLOOR WET ROOM

CLOSE TO TRAIN STATION 33 MINUTES TO LONDON FENCHURCH ST

WOODS, GOLF COURSES, NATURE WALKS ALL CLOSE BY AS ARE SOUGHT AFTER SCHOOLS, SHOPS AND OTHER LOCAL AMENITIES

Energy Performance Rating: D

Council Tax Band: F

Inspected By: Thomas Devlin-James

Rooms:

Entrance Hall

14' 7" x 8' 6" (4.44m x 2.59m)

Lounge / Dining Room

23' 11" x 12' 1" (7.28m x 3.68m)

Sun Room with Natural Stone and Lantern Roof Window

12' 1" x 9' 6" (3.68m x 2.89m)

Modern Fitted Kitchen with Multiple Ovens, Downdraft Extractor, Wine Fridge and Much More...

16' 4" x 14' 6" (4.97m x 4.42m)

Utility Room with Door to Side

8' 3" x 6' (2.51m x 1.83m)

Ground Floor Wet Room

First Floor Landing

16' (4.87m)

Master Bedroom with En-Suite and Multiple Fitted Wardrobes

15' 0" x 13' 8"max (4.57m x 4.16m)

En-Suite to Master

8' 11" x 6' 5" (2.72m x 1.95m)

Bedroom Two to Front

15' x 7' 6" (4.57m x 2.28m)

Bedroom Three with Double Glazed Window to Front

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Four with Double Glazed Window to Rear

12' 1" x 10' 2" (3.68m x 3.10m)

**Bedroom Five Currently used as a Home Office
with the appropriate fitments**

8' 11" x 5' 5" (2.72m x 1.65m)

Very Large Family Bathroom with Fitted Cupboard

10' 6" x 8' 11" (3.20m x 2.72m)

Very Well Landscaped Rear Garden in the Region of 80 / 90ft

Complete with Stunning Natural Stone Patio and Feature Raised Pond.
Steps lead to Main Lawn Area and onwards to the Tiki Bar, Summerhouse
and Further Patio / Gazebo Area to Rear.

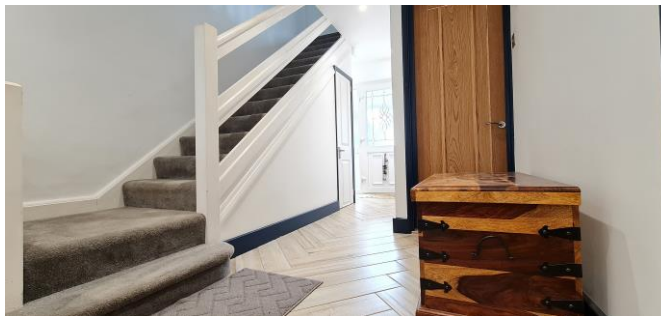
Front Drive / Garden

Parking for Multiple Vehicles and Garden Area to Front Corner.

Integral Garage with Personal Door to Main Hallway Inside

16' 2" x 8' 11" (4.92m x 2.72m)









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Ground Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.5 sq. feet)



Total area: approx. 166.3 sq. metres (1790.5 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.