



## Langdon Hills, £710,000, Four Double Bed Detached House

Essex Guild Homes are Delighted to Offer this Large Detached Family Home with 1,840 sq ft of Living Space. Very Inviting Hallway with Floor to Ceiling Windows to give a Bright, Sun Filled Family Home. 100ft Garden to Rear with Plenty of Frontage and So Much Scope to Extend to Rear or Upwards !

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





Langdon Hills, Essex, SS16 6BJ

1840 FT OF LIVING SPACE WITH "NO CHAIN"

LARGE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

HUGE POTENTIAL TO EXTEND

LARGE PLOT WITH APPROX. 100 FT x 48 FT REAR GARDEN

27 FT LOUNGE / DINING ROOM

MODERN WELL DECORATED PROPERTY

INTEGRAL GARAGE & MULTIPLE PARKING

MODERN FITTED KITCHEN / BREAKFAST ROOM

HIGHLY SOUGHT AFTER LANGDON HILLS LOCATION

LESS THAN A MILE TO LAINDON TRAIN STATION WITH DIRECT TRAINS TO LONDON FENCHURCH ST.

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Energy Performance Rating: D

Council Tax Band: F

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

#### Rooms:

##### Entrance Hall

6' 2" x 5' 10" (1.88m x 1.78m)

##### Reception Hall

with Feature Staircase and Floor-to-Ceiling Window

15' 0" x 10' 5" (4.57m x 3.17m)

##### Ground Floor Cloak / WC

6' 1" x 5' 1" (1.85m x 1.55m)

##### Lounge / Dining Room

27' 0" x 12' 7" (8.22m x 3.83m)

##### Kitchen / Breakfast Room

19' 2" x 10' 10" (5.84m x 3.30m)

##### Laundry / Utility Room housing Baxi Combination Boiler

8' 4" x 8' 4" (2.54m x 2.54m)

Boiler still under warranty, fitted October 2022.



**First Floor Landing**

16' 10" max x 5' 11" (5.13m max x 1.80m)

**Master Bedroom with Huge Potential for En Suite**

20' 4" x 14' 0" (6.19m x 4.26m)

**Bedroom Two with Garden View**

12' 6" x 12' 0" (3.81m x 3.65m)

**Bedroom Three to Front**

12' 6" x 10' 9" (3.81m x 3.27m)

**Bedroom Four**

12' 9" narrows to 10' 11" x 12' (3.88m nt 3.32m x 3.65m)

**Family Bathroom**

with Wash Hand Basin, WC, Bath and Separate Shower Cubicle

8' 8" x 8' 0" (2.64m x 2.44m)

**Rear Garden with Summer House**

**Front Garden & Driveway**

**Integral Garage**





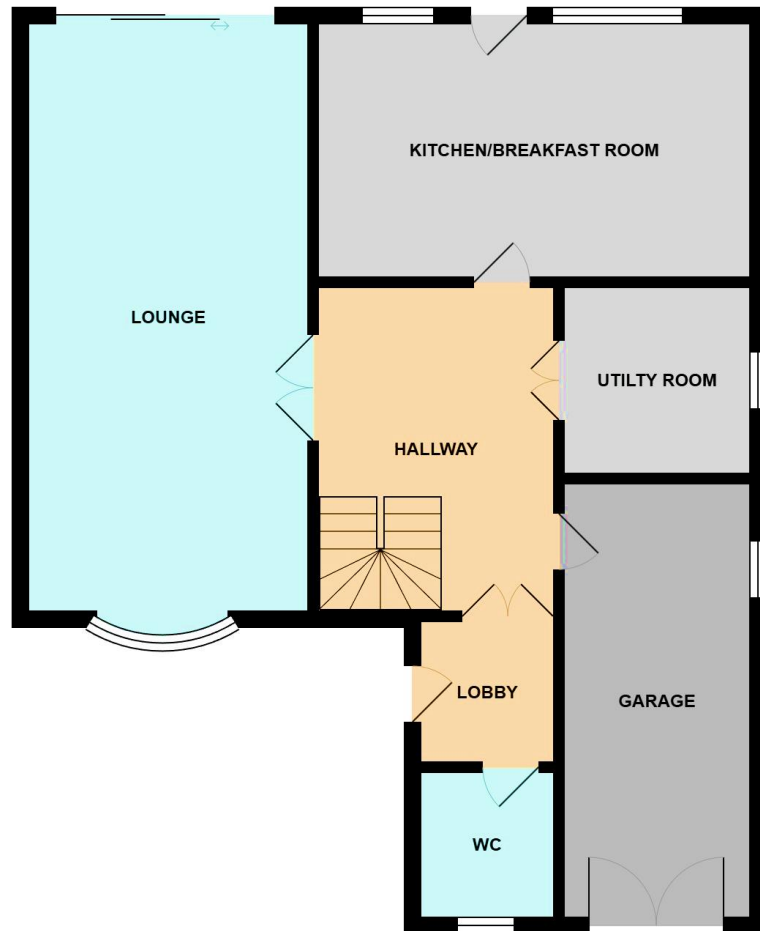












4 Roseberry Avenue Langdon Hills SS16 6BJ