



**West Malling Way**  
Hornchurch.



**West Malling Way  
Hornchurch  
Guide Price  
£450,000 - £475,000  
Freehold**

- THREE-BEDROOM EXTENDED END-OF-TERRACE FAMILY HOME
  - SPACIOUS LOUNGE/DINING/FAMILY ROOM
  - MODERN FITTED KITCHEN AND FIRST-FLOOR FAMILY BATHROOM
- MASTER BEDROOM WITH ENSUITE AND DRESSING AREA
  - NORTH FACING REAR GARDEN
  - ON-STREET PARKING ONLY
- ELM PARK DISTRICT LINE STATION APPROXIMATELY 0.6 MILES AWAY
  - 0.7 MILES TO OFSTED RATING OUTSTANDING SCOTTS PRIMARY SCHOOL ALSO CONVENIENTLY LOCATED FOR RJ MITCHELL PRIMARY SCHOOL, ELM PARK PRIMARY SCHOOL AND SUTTONS PRIMARY SCHOOL
- ALSO CONVENIENTLY LOCATED 0.2 MILES FROM TESCO SUPER STORE AND 0.4 MILES TO HORNCHURCH COUNTRY PARK
  - COUNCIL TAX BAND: D



**PORCH :**

Door to:

**ENTRANCE DOOR TO ENTRANCE HALL: :**

Stairs rising to first-floor landing, wood-effect flooring, radiator and doors leading to the ground-floor accommodation.

**KITCHEN: :**

8'6x78'3

Double-glazed window to rear, fitted with a modern range of wall and base-level units with complementary work surfaces, inset sink and drainer, integrated oven with gas hob and extractor above, space and plumbing for appliances, tiled splashbacks and tiled flooring.

**LOUNGE/DINING/FAMILY ROOM: :**

24'2x11'1

A spacious and versatile open-plan reception room with double-glazed window to front, radiators and wood-effect flooring. Ample space for separate living, dining and family areas, built-in storage.

**RECEPTION ROOM :**

9'8x9'2

Double-glazed French doors opening onto the rear garden.

**FIRST-FLOOR LANDING: :**

Doors leading to all three bedrooms and the family bathroom, with access to loft space.

**BEDROOM ONE: :**

12'7x10'

Double-glazed window to front, radiator, built-in wardrobes and space for additional bedroom furniture.

**DRESSING ROOM:**

Double glazed window to rear.

**EN-SUITE:**

Obscure double glazed window to flank, shower cubicle, low level wc, sink unit.

**BEDROOM TWO: :**

11'1x9'10

Double-glazed window to rear, radiator, fitted wardrobes and space for further bedroom furniture.

**BEDROOM THREE: :**

9'7x7'

Double-glazed window to front, radiator and fitted storage. Suitable for use as a single bedroom, nursery or home office.









**FAMILY BATHROOM/WC: :**

Obscure double-glazed window to rear, modern suite comprising panelled bath with shower above and fitted shower screen, wash hand basin with vanity storage and low-level WC, tiled walls, tiled flooring and heated towel rail.

**REAR GARDEN: :**

North facing rear garden commencing with a paved patio area, ideal for outdoor seating and entertaining, leading to a lawn with fenced boundaries and gated side access.

**FRONT OF PROPERTY: :**

Low-maintenance frontage with entrance canopy and gated side access leading to the rear garden. On-street parking only.

**GARAGE :**

15'10X8'8

**AGENTS NOTE :**

Please note the vendor has advised us that the carpets, bathroom furniture and kitchen cupboards have all recently been fitted aswell as a new combi boiler.

**BUYERS INFORMATION PACK :**

Please see below the link to access the Buyers Information Pack/TA forms:

<https://res.gazeal.co.uk//bip-docs?appuid=4581879586aa7e2095781d0029823850>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

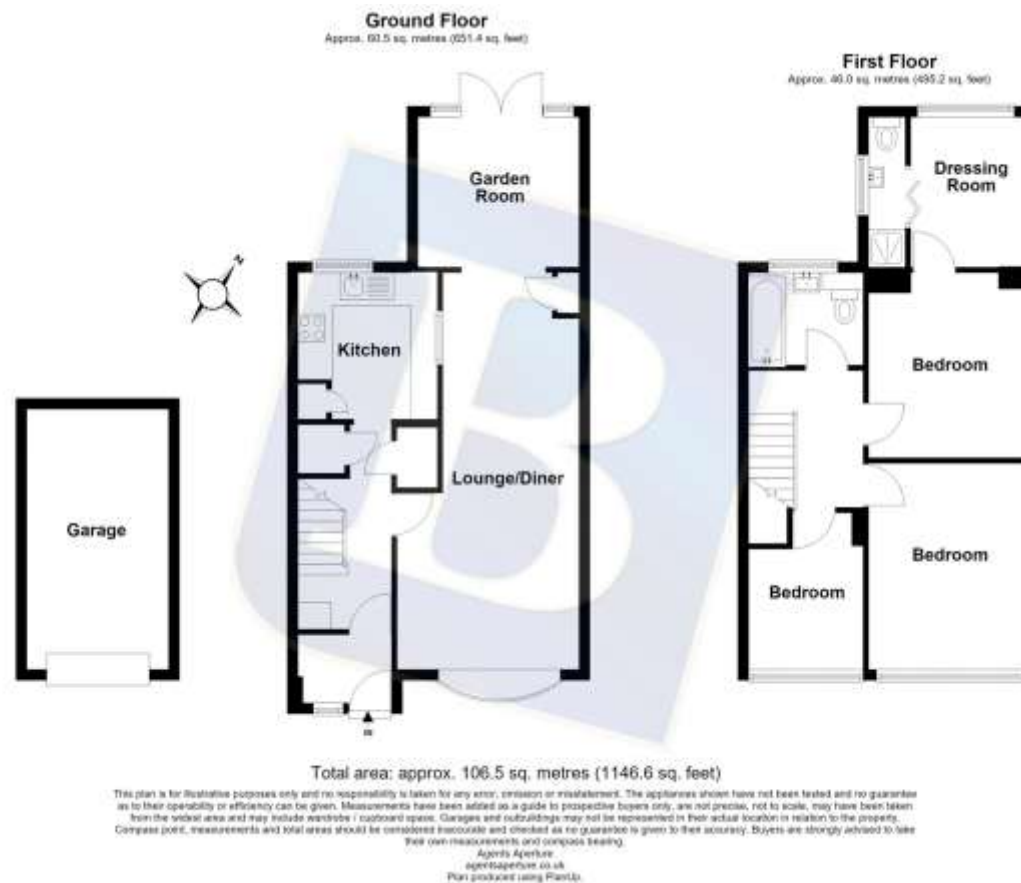
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