



Torrance Close

Hornchurch





**Torrance Close
Hornchurch
Guide Price £925,000
Freehold**

- NO ONWARD CHAIN
- SIX BEDROOM DETACHED FAMILY HOME, SET OVER THREE FLOORS & BOASTING 2,529 SQ.FT. OF ACCOMMODATION INCLUDING THE GARAGE & ANNEXE
 - MAINTAINED TO A METICULOUS STANDARD THROUGHOUT
- CLOSE TO TOWERS INFANT SCHOOL, BOASTING STRONG STANDARD OFSTED
 - SEPARATE STUDIO APARTMENT ABOVE THE DOUBLE GARAGE
 - 16' LIVING ROOM WITH SEPARATE DINING ROOM
 - 15' FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
 - STUDY & GROUND FLOOR CLOAKROOM
- TWO BEDROOMS WITH EN-SUITE & FOUR PIECE FAMILY BATHROOM
 - SOUTH FACING 52' X 37' REAR GARDEN
 - OFF STREET PARKING FOR MULTIPLE VEHICLES
- SITUATED 0.9 MILE TO EMERSON PARK STATION WITH INTER-CONNECTING LINKS TO BOTH ROMFORD ELIZABETH LINE STATION & UPMINSTER C2C/DISTRICT LINE/OVERGROUND STATION
 - SITUATED 1.2 MILES TO HORNCHURCH DISTRICT LINE STATION
- CONVENIENT FOR BOTH HORNCHURCH & ROMFORD TOWN CENTRES
 - COUNCIL TAX BAND: G









Torrance Close Hornchurch

ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Stairs to first floor with under stairs storage cupboard, tiled flooring, smooth ceiling, doors to accommodation.

GROUND FLOOR CLOAKROOM :

Obscure double glazed window to front. Suite comprising: wall mounted wash hand basin with mixer tap, integrated wc with push flush. Heated chrome towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling with inset spotlights, extractor fan.

STUDY :

9'11 x 6'.

Double glazed window to front, radiator, smooth ceiling.

LIVING ROOM :

16'4 x 11'8.

Double glazed bay window to front, radiator, feature fireplace, smooth ceiling, double doors to:

DINING AREA :

11'8 x 8'11.

Two double glazed windows to rear, double glazed French doors to rear leading to garden, radiator, tiled flooring, smooth ceiling, open plan to:

KITCHEN :

15'6 x 15'1.

Double glazed window to flank, double glazed bi-fold doors to rear leading to garden, range of base level units and drawers with Quartz work surfaces over and matching upstands, inset sink unit with mixer tap, two integrated AEG eye level ovens, inset 5-ring hob with stainless steel extractor hood over, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, range of matching eye level cupboards, radiator, tiled flooring, smooth ceiling with inset spotlights, door to:





UTILITY ROOM :

7'5 x 6'.

Double glazed door to flank, range of base level units with Quartz work surface over and matching upstands, inset sink drainer unit with mixer tap, range of eye level units, storage cupboard, tiled flooring, smooth ceiling.

FIRST FLOOR LANDING :

Stairs to second floor, two storage cupboards, smooth ceiling, doors to accommodation.

PRINCIPAL SUITE :

BEDROOM:

15'6 x 15'4.

Double glazed window to front, fitted wardrobe with sliding mirrored doors, radiator, smooth ceiling with inset spotlights, door to:

EN-SUITE:

Suite comprising: shower cubicle with rain style shower head over and separate hand shower attachment, wall mounted wash hand basin with mixer tap, integrated wc with push flush. Heated chrome towel rail, tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.

BEDROOM TWO :

13'7 x 11'5.

Double glazed window to front, fitted wardrobe, radiator, smooth ceiling with inset spotlights.

BEDROOM THREE :

13'7 x 9'10.

Double glazed window to front, radiator, smooth ceiling.

BEDROOM FOUR :

11'8 x 8'5.

Double glazed window to rear, radiator, smooth ceiling.

FAMILY BATHROOM/WC :

Obscure double glazed window to flank. Suite comprising: tiled bath with mixer tap and separate hand shower attachment, shower cubicle with rain style shower head over and separate hand shower attachment, wall mounted wash hand basin with mixer tap, integrated wc with push flush. Heated chrome towel rail, tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.

SECOND FLOOR LANDING :

Smooth ceiling, door to:

BEDROOM FIVE WITH EN-SUITE :

BEDROOM:

15' max. x 11'5.

Two double glazed Velux windows to front, radiator, smooth ceiling, door to walk-in wardrobe, further door to:

EN-SUITE:

Double glazed Velux window to front. Suite comprising: shower cubicle with rain style shower head over and separate hand shower attachment, wall mounted wash hand basin with mixer tap, integrated wc with push lush. Heated chrome towel rail, tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.



SOUTH FACING REAR GARDEN :

37' x 52' wide approx.

Commencing decked patio rear, remainder laid to lawn, gated side access.

FRONT OF PROPERTY :

Brick paved driveway providing off street parking for multiple vehicles, gated side access, partly laid to lawn with wrought iron railings, stairs leading to studio.

DETACHED DOUBLE GARAGE :

18'7 x 17'6.

Up and over door to front, tiled flooring, smooth ceiling with inset spotlights, power and lighting connected. External staircase leading to:

BEDROOM 6 STUDIO APARTMENT :

11'8 x 10'3.

Double glazed window to front, range of base level units and drawers with work surface over, inset sink drainer unit, space for washing machine, wood effect flooring, wall mounted heater, smooth ceiling with inset spotlights, door to:

SHOWER ROOM:

Double glazed window to front. Suite comprising: shower cubicle with wall mounted shower, wall mounted wash hand basin with mixer tap, integrated wc with push flush. Tiled flooring, part complementary tiling to walls, smooth ceiling with inset spotlights.

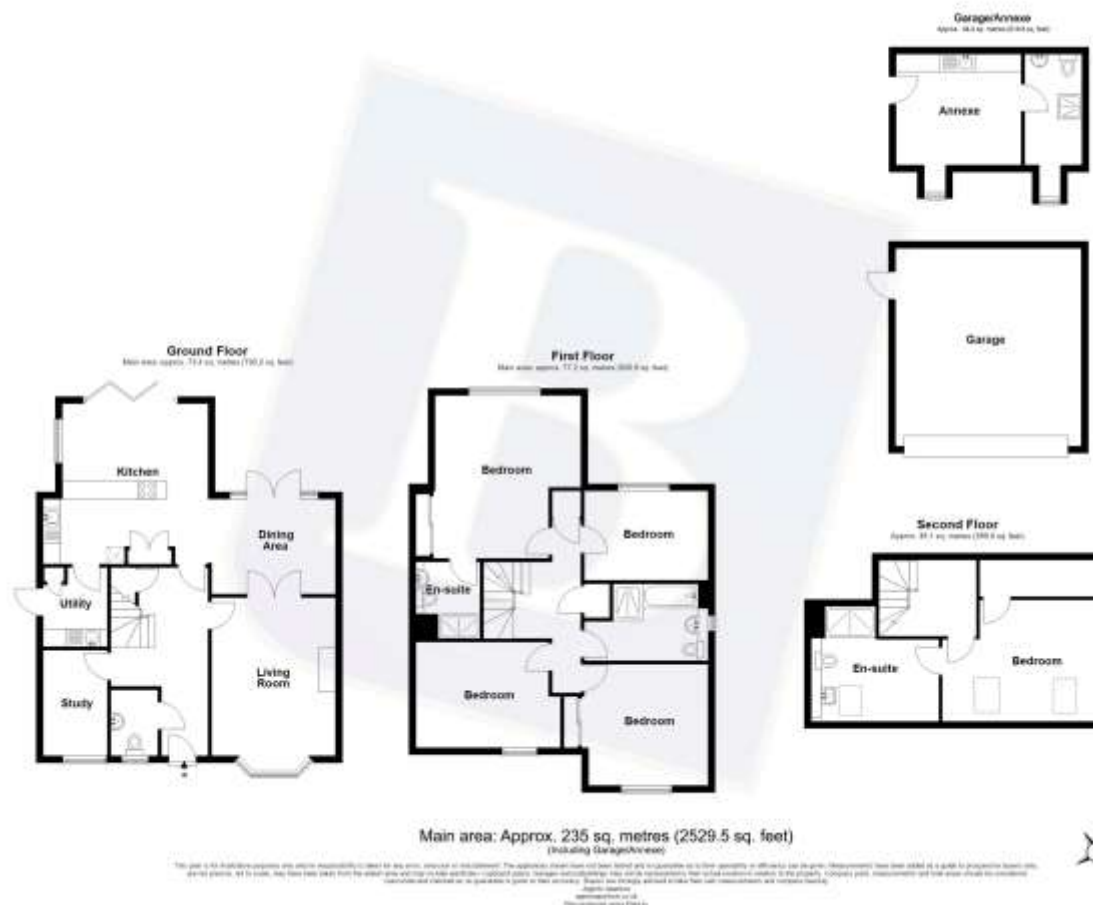
BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk//bip-docs?appuid=4632048416ac777659b5882091406816>



**Balgores
Hornchurch**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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