



Kestrel Close
Hornchurch, ESSEX.



Kestrel Close
Hornchurch Essex
Guide Price
£450,000 - £475,000
Freehold

- NO ONWARD CHAIN
- FOUR BEDROOM SEMI DETACHED FAMILY HOME
 - SITUATED ON THE POPULAR HERON FLIGHT DEVELOPMENT
 - GROUND FLOOR CLOAKROOM
 - FIRST FLOOR FAMILY BATHROOM
 - GOOD SIZED REAR GARDEN
 - OFF STREET PARKING FOR TWO VEHICLES
 - INTEGRAL GARAGE
- SITUATED 0.9 MILES TO ELM PARK DISTRICT LINE STATION
 - CLOSE TO THE OFSTED OUTSTANDING SCOTTS PRIMARY SCHOOL & ST. ALBANS CATHOLIC PRIMARY SCHOOL
- CLOSE TO HORNCHURCH COUNTRY PARK
 - COUNCIL TAX BAND: D



ENTRANCE VIA :

Entrance door to:

ENTRANCE LOBBY :

Doors to:

GROUND FLOOR CLOAKROOM :

4'8 x 3'.

Suite comprising: vanity wash hand basin, low level wc. Smooth ceiling.

LIVING ROOM :

12'3 x 11'5.

Double glazed window to front, feature fireplace, wood effect flooring, smooth ceiling, door with stairs leading to first floor, double doors to:

KITCHEN/DINER :

20'6 x 12'4.

Double glazed window to rear, double glazed French doors to rear leading to garden, range of base level units with work surfaces over, inset sink drainer unit, integrated Bosch oven and inset Hotpoint hob with extractor hood over, integrated Indesit washing machine, integrated Neue dishwasher, integrated Neue fridge/freezer, range of matching eye level cupboards, smooth ceiling.

FIRST FLOOR LANDING :

Smooth ceiling, doors to accommodation.

BEDROOM ONE :

12'1 x 11'3.

Double glazed window to front, fitted wardrobes, radiator, smooth ceiling.

BEDROOM TWO :

10'10 x 9'8.

Double glazed window to rear, radiator, smooth ceiling.

BEDROOM THREE :

9'6 x 9'3.

Double glazed window to rear, radiator, smooth ceiling.

BEDROOM FOUR :

11'1 x 8'1.

Double glazed window to rear, radiator, smooth ceiling.

FAMILY BATHROOM/WC :

7' x 6'2.

Obscure double glazed window to side. Suite comprising: panelled bath with glazed shower screen and wall mounted shower, vanity wash hand basin, low level wc. Tiled flooring, part complementary tiling to walls, smooth ceiling.









REAR GARDEN :

38'.

Commencing patio area, remainder laid to lawn, shrubs and trees.

GARAGE :

18'7 x 8'3.

Up and over door to front.

FRONT OF PROPERTY :

Driveway for two vehicles.

AGENTS NOTE 1 :

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform all interested parties that the vendor of this property is a director of Balgores Property Group.

AGENTS NOTE 2 :

Please note that all photographs have been virtually staged and digitally enhanced by AI software, for marketing purposes only.

BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk/#/bip-docs?appuid=7268573626acceef2cbf511085867067>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Balgores, 1 North Street, Hornchurch, Essex,
RM11 1RL

Tel: 01708 470 756

Fax: 01708 471 520

E-mail: sales@balgoresproperty.com

www.balgoresproperty.com



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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