

Cromer Road

Hornchurch.

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Guide Price
£700,000 - £750,000
Freehold

• NO ONWARD CHAIN
• THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
• REFURBISHED TO A METICULOUS STANDARD BY THE CURRENT OWNERS
• UNDER FLOOR HEATING THROUGHOUT THE GROUND FLOOR
• 14' LIVING ROOM
• 32' OPEN PLAN KITCHEN/LIVING AREA WITH INTEGRATED SMART APPLIANCES
• SEPARATE UTILITY ROOM & GROUND FLOOR CLOAKROOM
• STUDY
• FIRST FLOOR LUXURY FOUR PIECE FAMILY BATHROOM/WC
• 68’ APPROX. SOUTH FACING REAR GARDEN WITH FOUNDATIONS FOR OUTBUILDING
• OFF STREET PARKING FOR TWO VEHICLES
• FIRE DOORS THROUGHOUT
• NEW DOUBLE GLAZING
• SITUATED 0.1 MILES TO EMERSON PARK STATION WITH INTER-CONNECTING LINKS TO BOTH ROMFORD ELIZABETH LINE STATION & UPMINSTER C2C/DISTRICT LINE STATION
• COUNCIL TAX BAND: E









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Stairs to first floor, tiled flooring with under floor heating, smooth ceiling with cornice coving and inset spotlights, doors to accommodation.

LIVING ROOM :
14'5 x 12'4.
Double glazed bay window to front, Herringbone flooring with under floor heating, feature media wall with inset electric fire and mood lighting, smooth ceiling with cornice coving and inset spotlights.

STUDY :
10'10 x 5'7.
Double glazed window to front, Herringbone flooring with under floor heating, smooth ceiling with cornice coving and inset spotlights.

GROUND FLOOR CLOAKROOM :
5'8 x 5'5.
Suite comprising: his 'n' hers wall mounted wash hand basins with mixer taps and drawers under, low level wc with push flush. Heated towel rail, tiled flooring with under floor heating, complementary tiling to one wall, smooth ceiling with cornice coving and inset spotlights.



UTILITY ROOM :
7'9 x 7'4.
Range of base level unit with Quartz work surfaces over and matching upstand, inset Butler style sink, space for washing machine and tumble dryer, range of matching eye level cupboards, wall mounted Vaillant boiler, hot water cylinder, tiled flooring with under floor heating, smooth ceiling with inset spotlights, extractor fan.

KITCHEN/BREAKFAST/FAMILY ROOM :
32' reducing to 18'9 x 24'4 reducing to 10'8.
Triple glazed and toughened glass sliding doors to rear, tiled flooring with under floor heating, smooth ceiling with cornice coving, feature lighting and inset spotlights.
KITCHEN AREA:
Large double glazed roof lantern, range of bespoke Italian base level units with Quartz work surfaces over and matching upstands, integrated Bosch eye level oven, integrated Bosch eye level microwave, inset Bosch 5-ring gas hob with Bosch extractor hood over, integrated freezer, integrated Bosch dishwasher, range of matching eye level cupboards and full length units, larder cupboard, two pull-out spice racks, mood lighting.
Centre island/breakfast bar housing: range of base level units with Quartz work surface over, inset stainless steel American style InSinkErator unit with waste disposal and hose mixer tap.

FIRST FLOOR LANDING :
Obscure double glazed window to side, smooth ceiling with cornice coving, doors to accommodation.

MASTER BEDROOM :
14'10 x 12'4.
Double glazed bay window to front, radiator, smooth ceiling with cornice coving and inset spotlights.

BEDROOM TWO :
12' x 11'7.
Double glazed window to rear, radiator, smooth ceiling with cornice coving and inset spotlights.


CALATRAVA











BEDROOM THREE :
8' x 6'5.
Double glazed bay window to front, radiator, smooth ceiling with cornice coving and inset spotlights.

FAMILY BATHROOM/WC :
Obscure double glazed window to rear. Four piece suite comprising: free standing bath with mixer tap and separate hand shower attachment, shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, bespoke low level wc with push flush. Heated towel rail, tiled flooring, complementary tiling to walls, marble feature wall, smooth ceiling with inset spotlights.

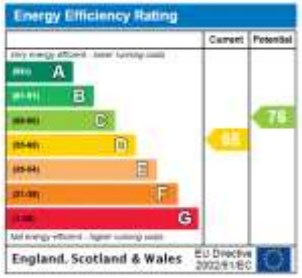
SOUTH FACING REAR GARDEN :
68’ approx.
Commencing hard paved patio area, remainder laid to lawn.
There are foundations at the rear of the garden ready for an outbuilding.

FRONT OF PROPERTY :
Brick paved providing off street parking.

AGENTS NOTE 1 :
Our vendor advises the following:
- All internal doors are bespoke fire doors.
- The roof lantern and the kitchen island measure 3.3m x 1.5m
- The kitchen appliances are 'smart appliances' and can be controlled via mobile phone app.
- USB charging points throughout the property.
- The whole of the ground floor is concrete and has 1.5mm of insulation under the tiling.
- The walls are also insulated with new plaster boarding throughout.
- Hive heating system throughout.
- New windows throughout.
- Water softener throughout.
- The staircase and spindles are brand new from Pars Joinery.
- Alarm system with 5 fobs available.
- CCTV cables are in the facia ready for any prospective purchaser to install CCTV cameras.
- Outside spotlighting with sensors.
- The loft is boarded with plumbing and electrics, two Velux windows.
- New bespoke front door.

AGENTS NOTE 2 :
Please note that some of the rooms have been virtually staged for marketing purposes only.

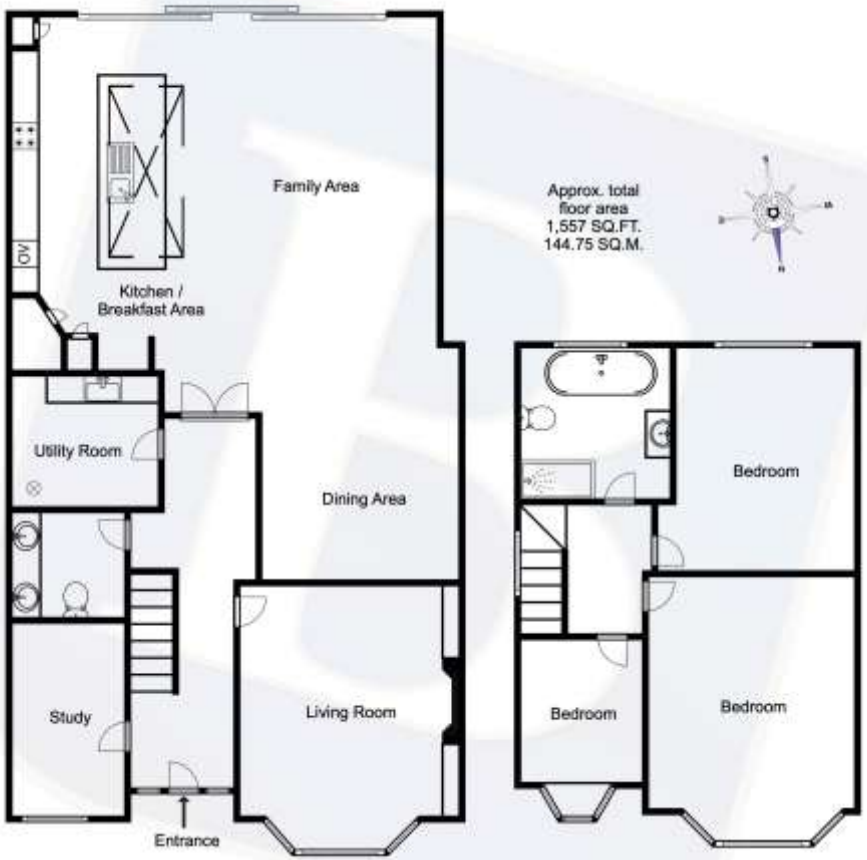
BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=20366758366632c09a61986089859153



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Agents Aperture

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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