

Squirrels Heath Lane

Hornchurch

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Guide Price £650,000 - £675,000
Freehold

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SITUATED 0.7 MILES TO GIDEA PARK ELIZABETH LINE STATION
- CLOSE TO THE 'OUTSTANDING' OFSTED RATED ARDLEIGH GREEN INFANT & JUNIOR SCHOOL
- RECENTLY EXTENDED & REFURBISHED TO A METICULOUS STANDARD BY THE CURRENT SELLER
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- APPROACHING 1,200 SQ.FT. OF LIVING ACCOMMODATION
- GROUND FLOOR CLOAKROOM/UTILITY
- OPEN PLAN LIVING WITH SEPARATE DINING ROOM
- 24' FITTED KITCHEN WITH INTEGRATED APPLIANCES & BI-FOLD DOORS TO REAR
- 50' SOUTH FACING LOW MAINTENANCE REAR GARDEN
- AMPLE OFF STREET PARKING
- DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES
- COUNCL TAX BAND: E









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Stairs to first floor with under stairs storage cupboard, under floor heating, smooth ceiling, doors to accommodation.

GROUND FLOOR CLOAKROOM :
Obscure double glazed window to flank. Suite comprising: bowl style wash hand basin with mixer tap and cupboard under, low level wc with push flush.
Storage cupboards, space for domestic appliances, tiled flooring with under floor heating, smooth ceiling.



DINING ROOM :
11'11 x 9'11.
Double glazed window to front, tiled flooring with under floor heating, smooth ceiling, double doors to:

LIVING ROOM :
17'5 x 11'10.
Double glazed window to front, tiled flooring with under floor heating, smooth ceiling with feature coffer lighting and inset spotlights, open plan to:

KITCHEN :
24'1 x 10'5.
Double glazed bi-fold doors to rear leading to garden, range of base level units with Quartz work surfaces over and matching upstands, range of matching eye level cupboards with downlights, full height units, tiled flooring with under floor heating, mirrored splash backs, smooth ceiling with inset spotlights and inset speakers.
Centre island/breakfast bar housing: range of base level units with Quartz work surface over, inset sink drainer unit with mixer tap.
Appliances include: integrated oven, inset induction hob with concealed extractor hood over, integrated microwave/combi oven, two integrated fridge/freezers, integrated dishwasher.

FIRST FLOOR LANDING :
Double glazed window to rear, doors to accommodation.

BEDROOM ONE :
12'9 x 11'11.
Double glazed window to front, range of fitted wardrobes with sliding doors, radiator, smooth ceiling with inset spotlights.













BEDROOM TWO :
11'10 x 9'5.
Double glazed window to front, radiator, smooth ceiling with cornice coving and inset spotlights.

BEDROOM THREE :
11'10 max. x 7'11.
Double glazed window to rear, radiator, smooth ceiling with inset spotlights.

FAMILY BATHROOM/WC :
Obscure double glazed window to rear. Suite comprising: panelled bath with glazed shower screen, integrated mixer tap and wall mounted shower, floating wash hand basin with mixer tap and drawer under, low level wc with push flush. Heated towel rail, tiled flooring with LED strip lighting, complementary tiling to walls, wall mounted light up mirror, smooth ceiling with inset spotlights.

SOUTH FACING LOW MAINTENANCE REAR GARDEN :
50' approx.
Commencing paved patio area, remainder laid to artificial lawn, access to garage, gated side access.

FRONT OF PROPERTY :
Security bollard, brick paved providing ample off street parking, remainder laid to gravel, mature trees, gated side access, outside power and lighting.

DOUBLE GARAGE :
16'5 x 14'4.
Accessed via Haynes Road.
Up and over door to flank, window and door leading to garden.

AGENTS NOTE :
Please note that the exterior photography has been 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=1128433626af3074125c851099898526





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