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158 Abbs Cross Lane, Hornchurch, RM12 4XR

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Asking Price £825,000

Hunters Hornchurch are delighted to offer for sale this well presented and extended semi detached family home situated in Hornchurch. The property comprises of: entrance hallway, reception room, open plan kitchen / dining room, study and ground floor shower room. To the first floor are four bedrooms and good size family bathroom. Externally to the front the property offers off road parking for multiple vehicles bordered by wood panel fencing to each side and wall with electric gates to the front. . To the rear is a good size garden with patio, artificial lawn bordered by wood panelled fencing. There is also swimming pool.

Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

The property is also close to schools which include; Hacton primary school (Ofsted: Outstanding) Langtons junior and infants school (Ofsted: Good) and Sacred Heart of Mary Girls' School (Ofsted: Outstanding)

Hornchurch Station is 0.5 miles. Upminster Bridge Station is 0.7 miles

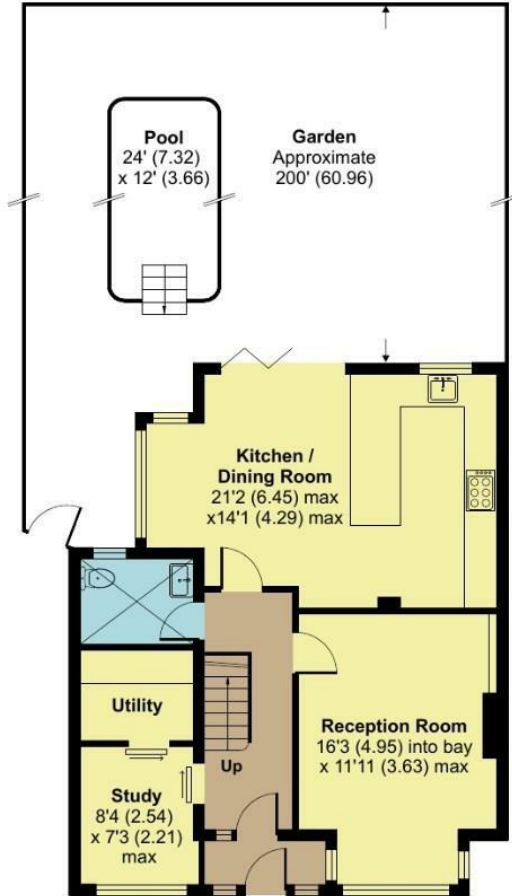
Viewing is highly recommended to fully appreciate the space this property has to offer.

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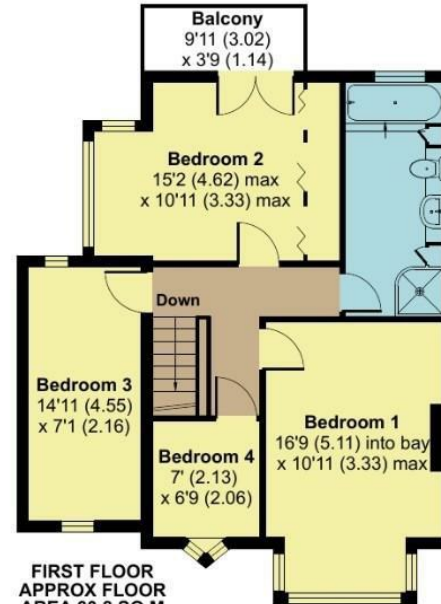
Abbs Cross Lane, Hornchurch, RM12

Approximate Area = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 66.5 SQ M
(716 SQ FT)

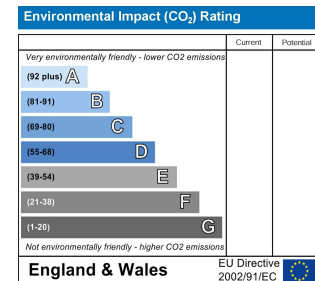
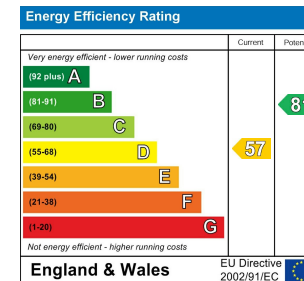


FIRST FLOOR
APPROX FLOOR
AREA 60.8 SQ M
(655 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1167823



Frontage

Brick wall with pedestrian gate and electric gate leading to block paved driveway bordered by wood panel fencing. Off road parking for 4 vehicles

Porch

Wood framed doors and windows to front

Entrance Hallway

UPVC double glazed glass panelled door to front, plastered painted walls, tiled flooring, feature radiator, under stairs cupboard.

Reception Room

16'3" into bay x 11'11" max
UPVC double glazed bay window to front, plastered painted walls, brick built feature fireplace with hearth, wood flooring, radiator

Kitchen / Dining Room

21'2" max x 14'1" max
UPVC bi-folding doors to rear, UPVC double glazed window to rear and side, fitted kitchen with a mix of eye level and base units, wine cooler, granite worktops and inset sink and drainer, space for over, integrated cooker hood, space for fridge freezer, plastered painted walls, feature tiled splashback, tiled flooring, radiator

Study

8'4" x 7'3" max
UPVC double glazed window to front, plastered painted walls, wood flooring, radiator

Utility Room

Plastered painted walls, laminate flooring, worktops and shelving, space and plumbing for washing machine, space for tumble dryer

Shower Room

UPVC double glazed window to rear, low level w/c, vanity sink unit, walk in shower with glass shower screen, wall mounted shower with shower hose and

raindrop shower, tiled walls, tiled flooring, heated towel rail

Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

Bedroom One

16'9" into bay x 10'11" max
UPVC double glazed bay window to front, plastered painted walls, fitted carpet, radiator

Bedroom Two

15'2" max x 10'11" max
UPVC double glazed bay window to side, UPVC double glazed double doors to rear leading to a balcony, plastered painted walls, fitted wardrobes, wood flooring, radiator

Balcony

9'11" x 3'9"
Leading from bedroom 2, balcony with wooden decking and metal balustrade

Bedroom Three

14'11" x 7'1"
UPVC double glazed window to front and rear, plastered painted walls, fitted carpet, radiator

Bedroom Four

7'0" x 6'9"
UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Bathroom

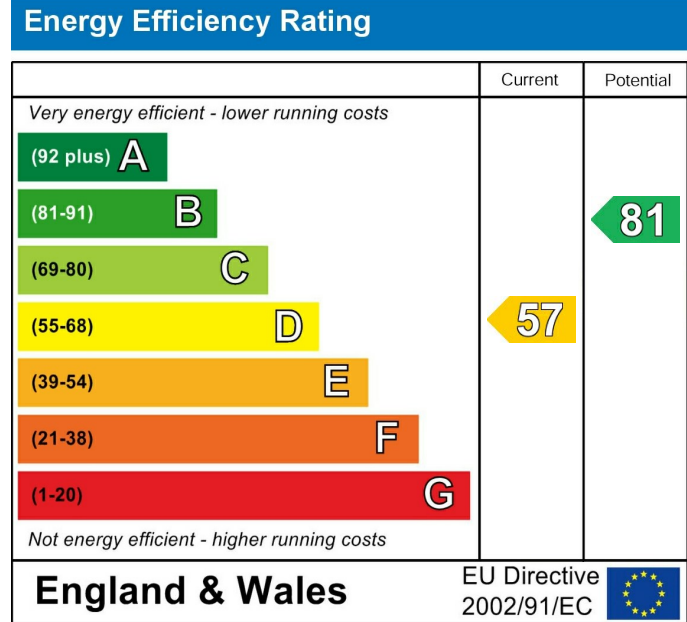
UPVC double glazed window to rear, bath suite comprising of: low level w/c, vanity sink unit with fitted cupboards, panel bath, separate shower cubicle with wall mounted shower and shower hose, wall mounted heated towel rail, tiled walls, tiled flooring

Garden

199'11" x ??
Beautifully kept 200 foot rear garden with patio area leading from the rear of the house, steps down to the pool and pool area, artificial grass and a mix of trees and shrubs all bordered by wood panelled fencing.

Pool

24'0" x 12'0"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

