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Cheviot Road, Hornchurch Guide price £560,000

This elegant three-bedroom residence really has so much to offer and is further enhanced by a versatile loft room. (Which is currently utilised as an additional bedroom, complete with its own bathroom facilities.) This wonderful home offers beautifully balanced living space, highlighted by a stunning large conservatory that serves as an exceptional dining and entertaining area, ideal for hosting family and guests. A sleek, modern kitchen forms the heart of the home and opens into a generously proportioned lounge, creating a seamless flow between cooking, dining, and relaxation. The rear garden leads down to a luxury summer house, complete with bar, perfect for entertaining and grabbing a drink at your own bar after work! This home is finished to a high standard throughout and combines style, comfort, and flexibility for contemporary living in a sought after location. St Marys school and a wide range of local amenities are close by. And it is easy walking distance to the Station. Bus routes are also in close vicinity, offering further convenience for modern family living.

****GUIDE PRICE £560,000 - £580,000****

Lounge

12'4 x 12'3 (3.76m x 3.73m)

Kitchen/Diner

17'8 x 12'3 (5.38m x 3.73m)

Conservatory

13'6 x12'7 (4.11m x3.84m)

Bedroom One

11'9 x 10'5 (3.58m x 3.18m)

Bedroom two

12'1" x 11'3" (3.68m x 3.43m)

Bedroom Three

7'2 x 7'2 (2.18m x 2.18m)

Loft room (Currently guest room with bath)

16'7 14'7 (5.05m 4.45m)

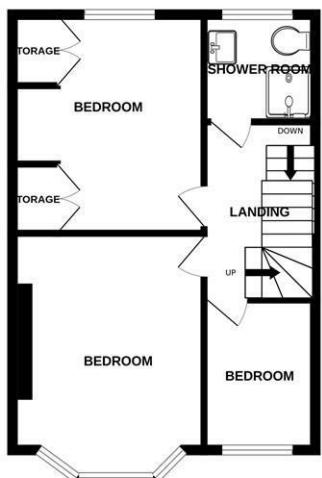
Luxury Outbuilding with bar and office facilities

17'4 x 15' (5.28m x 4.57m)

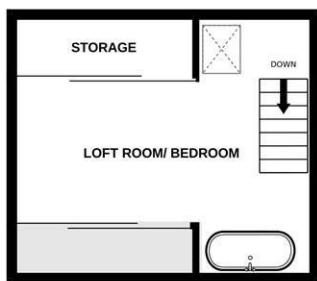
GROUND FLOOR



1ST FLOOR

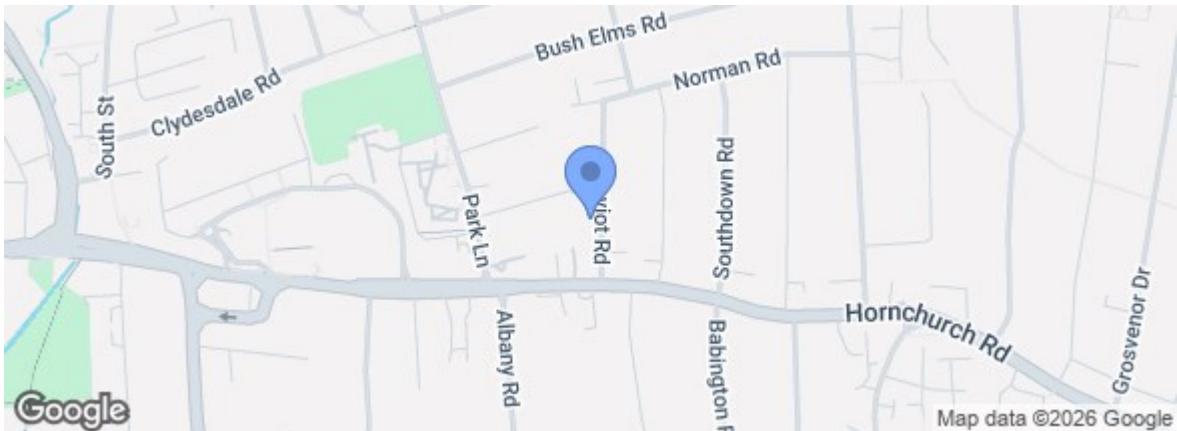


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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