



406 WINGLETYE LANE, HORNCURCH RM11

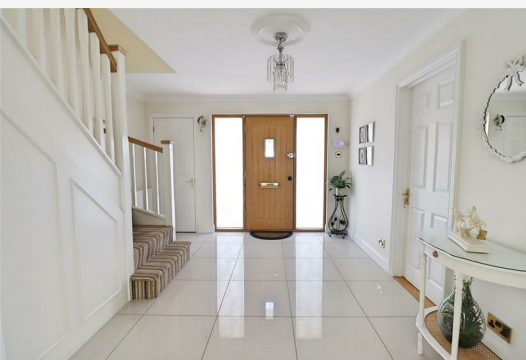
GUIDE PRICE £775,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**** THE HOME YOU'VE BEEN WAITING FOR **** Nestled in the desirable area of Wingletye Lane, Hornchurch, on the edge of the renowned Emersom Park, this stunning detached house offers an exceptional living experience for families and professionals alike. With five generously sized bedrooms, this property provides ample space for comfortable living. The home boasts two elegant reception rooms, perfect for entertaining guests or enjoying quiet family time.

The property has been superbly presented and extended, ensuring that every corner of the home is both stylish and functional. With three modern bathrooms, morning routines will be a breeze for the entire household. The well-thought-out layout enhances the flow of the living spaces, making it an ideal environment for both relaxation and social gatherings. The outstanding landscaped rear garden is a fabulous place for relaxation and quiet enjoyment, with two superb outbuildings providing versatile usage.

For families with children, this home is situated within the catchment area of the outstanding Nelves Primary School, making it a prime choice for those seeking quality education. Additionally, The Campion School is within



GROUND FLOOR

Entrance Hall 13'6" x 11'5" (4.14 x 3.49)

Inviting entrance hall with tiled flooring, stairs rising to first floor, cloak cupboard, under stair storage, radiator

Study 10'9" x 7'8" (3.28 x 2.36)

Engineered wood flooring, bay window to front, radiator

Shower Room

Tiled flooring, walk in shower enclosure, WC, hand wash basin inset to vanity unit, window to side aspect, extractor fan

Utility Room

Tiled flooring, built in storage cupboards, sink inset to work surface, space for Washing Machine and Tumble Dryer, patio door to side, extractor fan

Bedroom Four 12'5" x 8'7" (3.79 x 2.63)

Engineered wood flooring, large window to side aspect, radiator

Kitchen/Dining Room 28'0" x 20'8" > 12'7" (8.55 x 6.31 > 3.86)

Tiled flooring, velux window to rear aspect, further window to side, high gloss kitchen suite with quartz work surfaces incorporating a return breakfast bar, inset sink with mixer tap, integral oven and microwave oven, integral fridge and freezer, dishwasher, four ring gas hob

Living Room 16'3" x 11'0" (4.96 x 3.37)

Engineered wood flooring, patio doors to rear aspect, radiator

Sitting Room/Bedroom Five 11'5" x 10'11" (3.48 x 3.35)

Engineered wood flooring, patio door to rear aspect, radiator

FIRST FLOOR

Landing

Carpet flooring, 3 x storage cupboards, airing cupboard

Master Bedroom 16'3" x 14'8" > 10'11" (4.97 x 4.48 > 3.34)

Carpet flooring, bay window to front, built in wardrobes and dressing table, radiator, door to:

En-Suite

Tiled flooring, shower, WC, hand wash basin inset to vanity unit, window to side, radiator

Bedroom Two 14'9" x 7'3" (4.50 x 2.21)

Carpet flooring, built in wardrobe, window to side aspect, radiator

Bedroom Three 11'8" x 7'3" (3.58 x 2.21)

Engineered wooden flooring, built in wardrobes, window to side aspect

Family Bathroom

Tiled flooring, bath, shower enclosure, WC, hand wash basin inset to vanity unit, window to side and rear aspect, extractor

EXTERIOR

Front

In/Out driveway to front, with block paved driveway frontage with mature border flower beds.

Exterior

Paved patio area leading to a beautifully landscaped rear garden with side access gate to front, brick construction Workshop and Summerhouse to the rear, with garden laid to lawn with mature established flower beds and borders

Workshop 17'6" x 14'11" (5.34 x 4.56)

Summerhouse 11'10" x 8'11" (3.62 x 2.74)

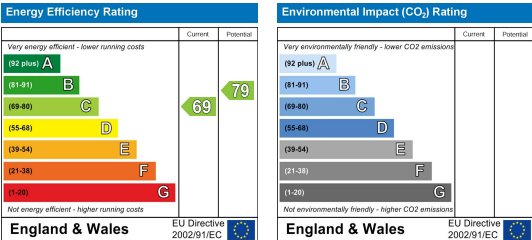
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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