



wnproperties.co.uk

Clavering Gardens West Horndon

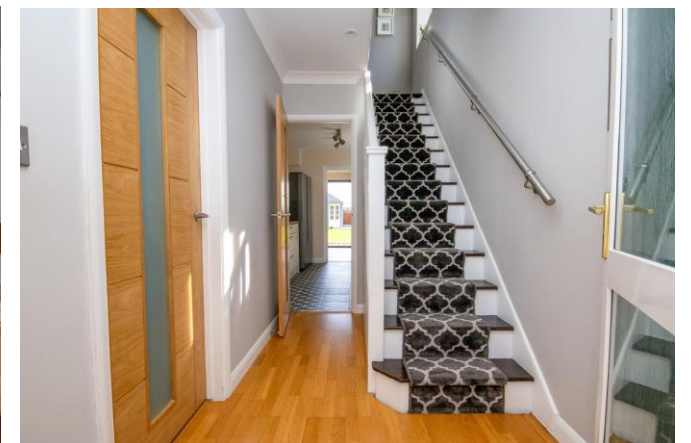


Clavering Gardens

West Horndon

£545,000

Superbly presented, extended three bedroom family house ideally situated backing onto open fields and within walking distance of the excellent C2C railway station for London Fenchurch Street. This is a sought after village in the parish of West Horndon to the south of Brentwood and is surrounded by open countryside. The village is well served by local amenities including primary school, local butchers, church, pub, café and convenience store/post office. The A127 is conveniently nearby for easy access to the M25 as well as Upminster and Basildon town centres. EPC C.



Entrance Porch

Windows to front and side. Tiled floor with inset door mat. Door to;

Entrance Hall

Wood effect flooring, coving to ceiling, useful understairs storage with push and release doors. Stairs

to first floor with runner carpet and doors to;

Living Room 24' 5" x 12' 4" > 9' 6"
(7.44m x 3.76m > 2.89m)

Light and spacious room with log burner, coving to ceiling, window to front and double wooden doors with glass panes leading to;

Dining Room 18' 4" x 8' 1" (5.58m x 2.46m)

Wood effect flooring, radiator, coving to ceiling, high level window to side and bifold doors to rear providing access and views of the stunning garden.

Kitchen 10' 9" x 8' 0" (3.27m x 2.44m)

Modern fitted kitchen with a range of shaker style wall and base units. Roll top wood effect work surfaces and tiled splashback. Space for fridge/freezer, built in double oven and gas hob with cooker hood above. Tiled floor and window to side. Door to dining room and entrance hall.

First Floor Landing

Access to the loft. Air circulation vent mounted on ceiling, coving to ceiling, airing cupboard and doors to;

Bedroom One 12' 0" to rear of wardrobe x 10' 7" (3.65m x 3.22m)
Spacious bedroom with fitted floor to ceiling wardrobe with sliding doors, fitted chest of drawers, radiator and windows to front.



Bedroom Two 11' 3" x 10' 0" (3.43m x 3.05m)

Double bedroom with radiator and window to rear overlooking attractive rear garden and fields beyond.

Bedroom Three 7' 6" x 7' 3" (2.28m x 2.21m)

Single bedroom with radiator, coving to ceiling and window to front.

Garage

Up and over door. Wall mounted boiler. Door and window to rear.

Externally

Attractively landscaped rear garden with lawned area, shrubs to borders and slate shingle area. To the rear of the garden is a summer house with french doors and windows over looking the garden. Gate at rear leading to farmers fields. To the front is a block paved driveway providing off street parking and adjacent front garden with lawn and shrubs. Access to garage via up and over door.











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band: D

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Ground Floor
Approx. 66.8 sq. metres (719.4 sq. feet)

First Floor
Approx. 38.3 sq. metres (412.7 sq. feet)

Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows 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.
Plan produced using PlanUp.

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.