



Petresfield Way, West Horndon

Petresfield Way West Horndon

£650,000

Ideally situated close to the station in this popular and sought after village, this three-bedroom detached residence offers superbly presented accommodation with an Orangery style extension that is open-plan to the kitchen and provides a fabulous kitchen/dining/family room area. The accommodation comprises; re-fitted cloakroom, study/reception room and lounge with oak glazed bi-fold doors to the dining/family room area. The first floor provides three bedrooms with a re-fitted en-suite shower to the master and further family bathroom. An independent driveway provides access to a garage and the attractive rear garden with artificial lawn and raised railway sleeper flower beds with fence surround. West Horndon enjoys the benefit of an excellent rail service to London (approximately 30 mins) and is well served by a good selection of shops, pubs and well-regarded primary school. EPC D.



Entrance Hall

Bespoke understairs storage cupboard, oak flooring and window to side with fitted shutters. Doors to;

Cloakroom

Modern fitted suite comprising; back to wall WC, corner wash hand basin, recessed brushed chrome modern radiator and window to front with fitted shutter.

Study/Reception Room 10' 8" x 8' 10" (3.25m x 2.69m)

Window to front with fitted shutters and oak flooring.

Lounge 18' 6" x 10' 6" (5.63m x 3.20m)

Window to front with fitted shutters, bi folding glazed doors to dining/family room area. Oak flooring. Feature fireplace with Carrara marble surround and granite hearth.

Kitchen Area 16' 11" x 10' 6" (5.15m x 3.20m)

Open plan orangery/dining/family area. Range of wood painted base and eye level units with feature centre island, all with matching blue pearl granite work surfaces. Appliances include Neff oven and microwave, integrated dishwasher, washing machine, wine cooler and double butler sink. Gas fired Aga range cooker and space for American style fridge/freezer.

Orangery/Dining/Family Room Area 26' 10" x 9' 2" (8.17m x 2.79m)

Windows and French doors overlooking and leading to the rear garden. Marble style flooring with underfloor heating. Air-conditioning unit.

First Floor Landing

Access to loft space with boarding and light, built in airing cupboard and oak doors leading to;

Bedroom One 11' 7" x 10' 9" (3.53m x 3.27m)

Window to front with fitted shutters. Door to;

En-suite Shower

Obscure glazed window to rear. Three-piece suite comprising large shower enclosure, vanity wash basin with cupboard beneath and back to wall WC. Dual fuel radiator and electric/steam free mirror. Ceramic tiled floor.

Bedroom Two 13' 4" x 8' 5" (4.06m x 2.56m)

Window to front with fitted shutters. Built in wardrobe above the stairs.

Bedroom Three 10' 5" x 9' 3" (3.17m x 2.82m)

High privacy windows to rear. Built in wardrobe.



Family Bathroom

Obscure glazed window to rear. Three-piece suite comprising; shower bath with glazed enclosure, wall mounted wash basin with drawers beneath and back to wall WC. Dual fuel radiator and electric/steam free mirror. Ceramic tiling and obscure glazed window to rear.

Garage 16' 6" x 8' 9" (5.03m x 2.66m)

Electric roller garage door, door leading to dining family room. Power and light. Water tap.

Externally

Block paved front garden with raised edge providing a flower border. Adjacent driveway leading to garage. EV Charger. The rear garden commences with a sandstone paved patio leading to an artificial lawn with raised railway sleeper flower and shrub beds and fence surround. At the rear of the garden is a further paved terraced area ideal for barbecues and entertaining.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
England & Wales		
	EU Directive 2002/91/EC	

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Council Tax Band E

148 Hutton Road

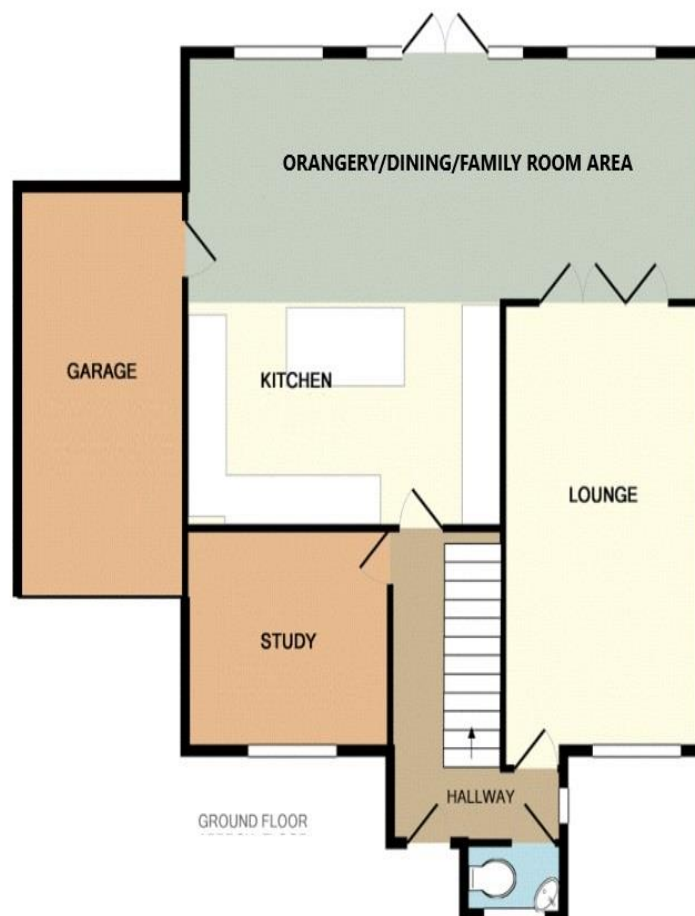
Shenfield

Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



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