



Cadogan Avenue, West Horndon

Cadogan Avenue

West Horndon

£630,000

Cadogan Avenue is a charming road situated off Thorndon Avenue in the sought-after village of West Horndon. This well-maintained family home is conveniently located just 0.4 miles from West Horndon Railway Station, offering easy access to Fenchurch Street, London. The property is also within close proximity to the highly regarded West Horndon Primary School, local village shops, and major road networks, including the A127 and M25, making it ideal for commuters and families alike. The accommodation offers a spacious kitchen family room, lounge area, four bedrooms over two floors, shower room and bathroom with



separate shower. Outside an outbuilding is currently used as a games/bar room with adjacent shed and further outbuilding at the rear of the garden that would make an ideal home gym. Immediately behind the property there are West Horndon playing fields with open countryside beyond providing attractive views from the first floor of the property. No onward chain. EPC C.

Entrance Hall

Lounge 13' 4" x 12' 1" (4.06m x 3.68m)

Kitchen Family Room 23' 3" x 19' 5" (7.08m x 5.91m)
L Shaped.

Bedroom One 12' 4" x 10' 9" (3.76m x 3.27m) *to rear of wardrobes.*

Bedroom Two 9' 0" x 9' 0" (2.74m x 2.74m)

Shower Room

First Floor Landing

Bedroom Three 23' 2" max x 15' 0" (7.06m x 4.57m)
into eaves.

Bedroom Four 15' 7" into dormer x 8' 3" (4.75m x 2.51m)

Bathroom

Outbuilding/Bar Room 24' 7" x 12' 0" narr 8' (7.49m x 3.65m>2.44m) *plus 9'8" x 8'3" (2.94m x 2.51m)*

Outbuilding 15' 2" x 14' 4" (4.62m x 4.37m)















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		
	71	82

England & Wales

EU Directive
2002/91/EC



WWW.EPC4U.COM

Council Tax Band E

148 Hutton Road

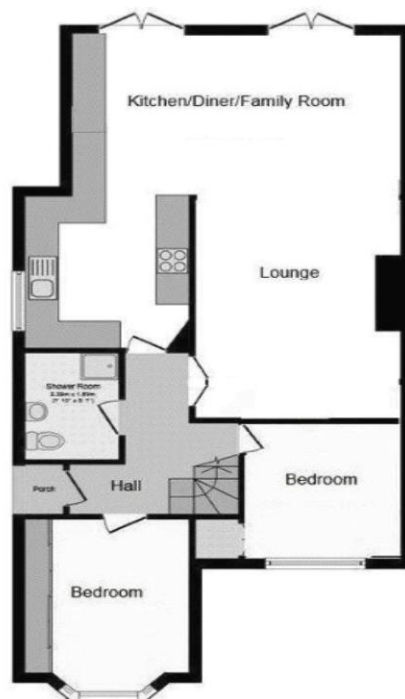
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Ground Floor

Floor area 84.0 sq. m. (904 sq. ft.)
approx



First Floor

Floor area 47.0 sq. m. (506 sq. ft.)
approx



Outbuilding

Floor area 39.0 sq. m.
(420 sq. ft.) approx

Total floor area 190.0 sq. m. (2,045 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan, no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only.

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