



## Slewins Lane

Hornchurch, RM11 2BY

Ideally located for both Emerson Park and Gidea Park station is this greatly extended semi detached home, benefits include two reception rooms, kitchen/breakfast room, ground floor WC, four double bedrooms the master with two walk in wardrobes, a Jack & Jill ensuite to bedrooms two & three and a family bathroom. Externally there is a driveway leading to an integral garage measuring 16'11 x 15'6 and a 65ft rear garden with detached outbuilding ideal as a home office or playroom.

**£850,000**

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## Entrance Porch

Part double glazed entrance door, double glazed windows to front and side, tiled flooring.

## Entrance Hall

Door opening to porch, coved ceiling, vinyl flooring, radiator, stairs to first floor.

## Reception Room One

13'10 x 11'8 (4.22m x 3.56m)  
Double glazed bay window to front with plantation style shutters, coved ceiling, vinyl flooring, radiator.

## Reception Room Two

21'10 x 17'8 (6.65m x 5.38m )  
Double glazed patio doors to rear, coved ceiling, vinyl flooring, two radiators.

## Lobby

Access to garage, radiator, vinyl flooring.

## Ground Floor WC

Low level WC, wash hand basin, extractor, vinyl flooring, radiator.

## Kitchen/Breakfast Room

17'2 x 15'6 (5.23m x 4.72m)  
Double glazed door and window to rear, frosted double glazed door and window to side, vinyl flooring, wall and base units, breakfast bar, radiator, stainless steel single drainer sink, plumbing for washing machine and dishwasher, Rangemaster cooker and extractor to remain.

## Landing

Coved ceiling, carpet.

## Bedroom One

17'1 x 11'2 (5.18m/0.30m x 3.40m)  
Double glazed window to rear, coved ceiling, carpet, radiator, two walk in wardrobes.

## Bedroom Two

16'1 x 15'5 narrowing to 12'3 (4.90m x 4.70m narrowing to 3.73m)  
Double glazed bay window to front with plantation style shutters, coved ceiling, carpet, radiator.

## Jack & Jill Ensuite

Frosted double glazed window to front, Walk in shower enclosure, low level WC, vanity wash hand basin, vinyl flooring, part tiled walls, heated towel rail.

## Bedroom Three

13'10 x 11'2 (4.22m x 3.40m)  
Double glazed bay window to front with plantation style shutters, coved ceiling, carpet, radiator.

## Bedroom Four

12' x 9'1 (3.66m x 2.77m)  
Double glazed window to rear, coved ceiling, radiator, fitted bedroom furniture, loft access.

## Bathroom

Frosted double glazed window to rear, walk in shower enclosure, low level WC, freestanding bath, dual wash hand basins, heated towel rail, part tiled walls, tiled flooring.

## Garden

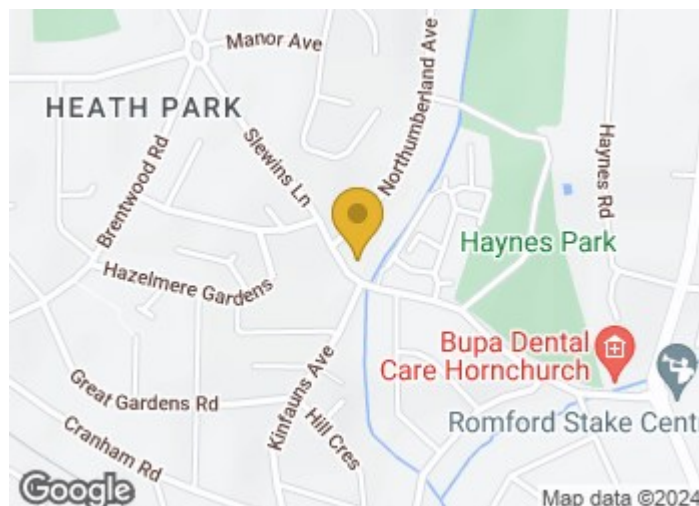
65' (19.81m)  
Gated side pedestrian access, patio area, lawn, decked area to rear of garden, outside lighting, tap and power.

## Outbuilding

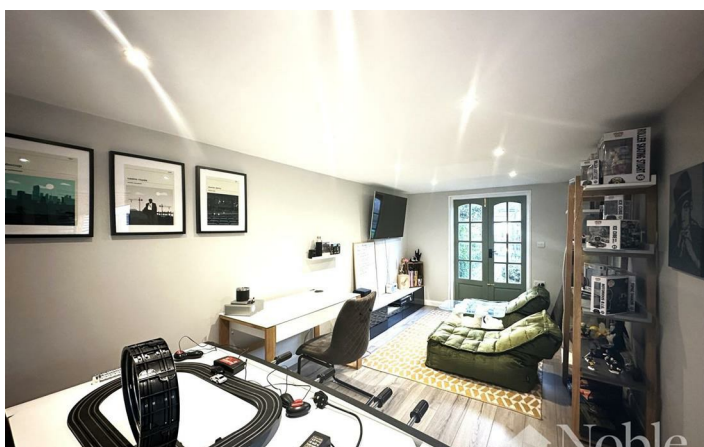
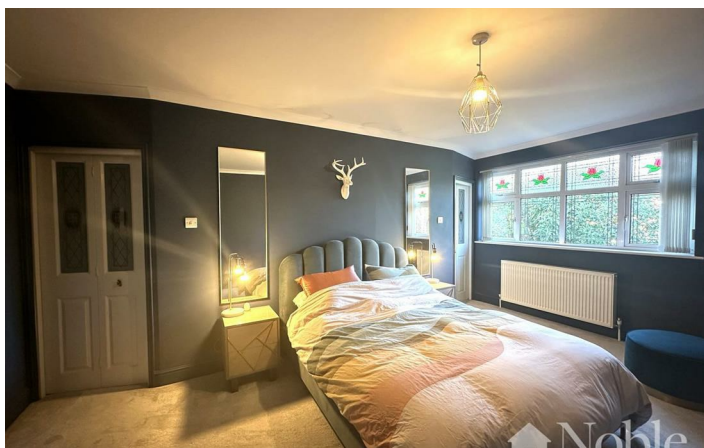
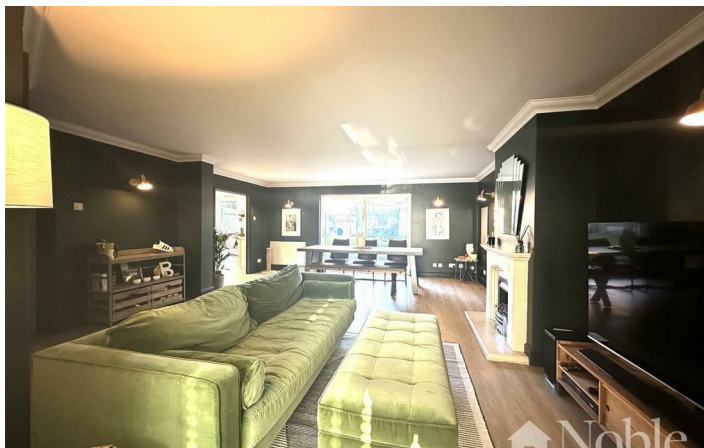
16'11 x 15'6 (5.16m x 4.72m)  
Detached outbuilding to rear of garden with power, light, wifi, heating, laminate flooring.

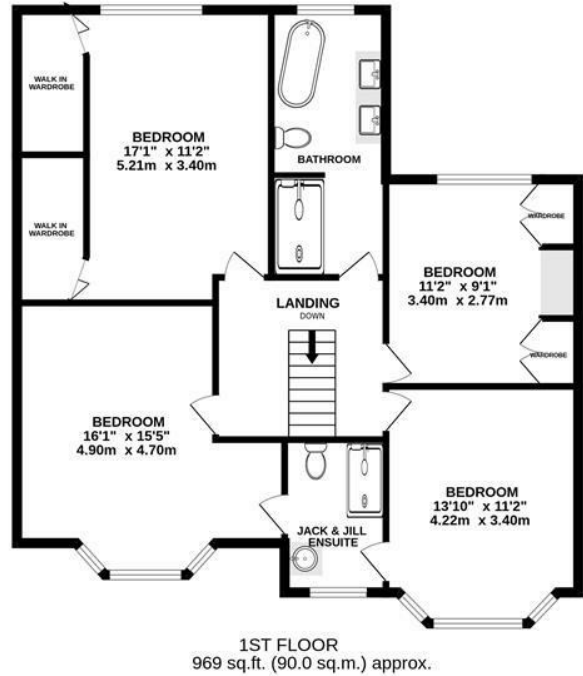
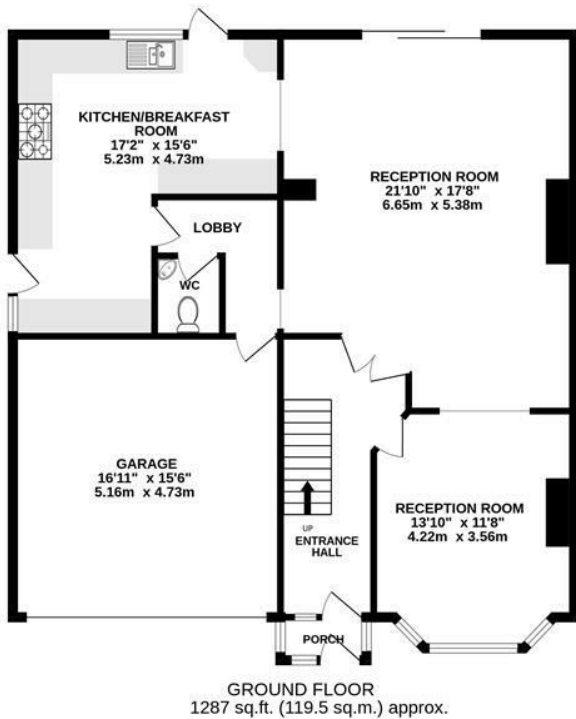
## Driveway & Garage

16'11 x 15'6 (5.16m x 4.72m)  
Driveway to front for approx three cars, integral garage with electric door, power and light, boiler and hot water system.









TOTAL FLOOR AREA : 2255 sq.ft. (209.5 sq.m.) approx.

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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Material Information:  
Council Tax Band: F  
Tenure: Freehold

