



## Suffolk Way, Hornchurch

Guide Price £475,000



- Well presented family home found within a quiet cul-de-sac location
- Close to A127/M25
- Sought after residential area
- Entrance hall, ground floor cloakroom/WC, huge L Shaped kitchen diner, spacious lounge with feature fireplace
- First floor is home to three bedrooms and modern shower room
- Mature rear garden
- Potential for loft conversion STP



# **Three-bed semi in peaceful Hornchurch cul-de-sac, L-shaped kitchen/diner, cosy lounge with fireplace, shower room, mature garden. Loft potential, A127/M25 close—family-friendly with room to grow and a touch of charm.**

Nestled in a tranquil cul-de-sac on Suffolk Way, Hornchurch, this well-presented three bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property is situated in a sought-after residential area, providing easy access to the A127 and M25, making it ideal for commuters and families alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor cloakroom/WC. The heart of the home is undoubtedly the expansive L-shaped kitchen diner, which is perfect for family gatherings and entertaining guests. The spacious lounge, featuring a charming fireplace, creates a warm and inviting atmosphere for relaxation.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living. A modern shower room serves this level, ensuring that the home meets contemporary standards of comfort and style.

Outside, the mature rear garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, there is potential for a loft conversion, subject to planning permission, allowing for further expansion of this lovely home.

This property is an excellent opportunity for those seeking a family home in a peaceful yet accessible location. With its generous living spaces and potential for future development, it is sure to appeal to a wide range of buyers.



#### THE SMALL PRINT:

Council Tax Band: E  
Local Authority: Havering

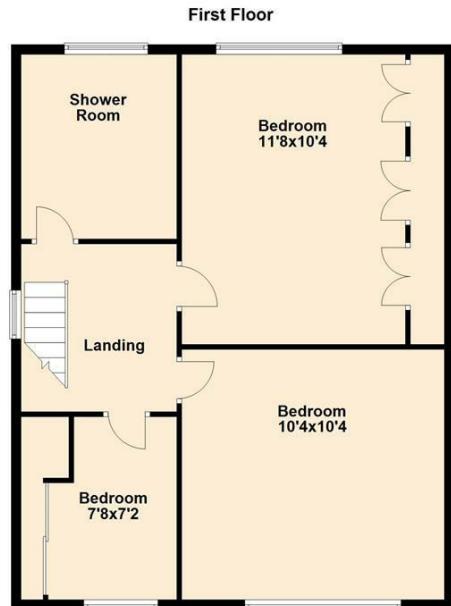
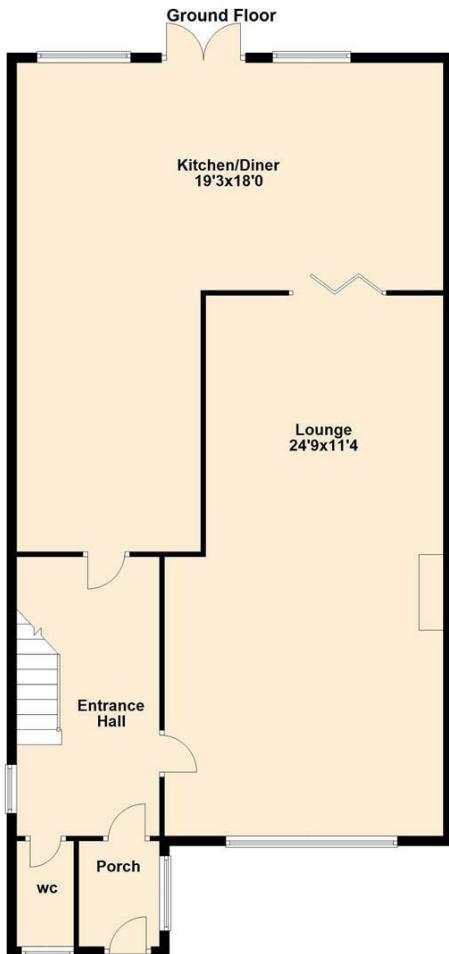
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

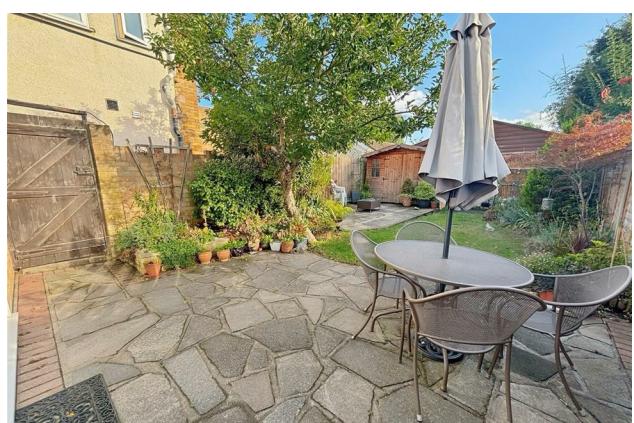
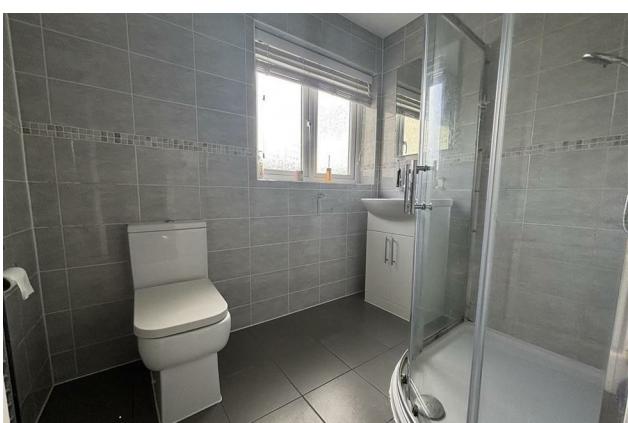
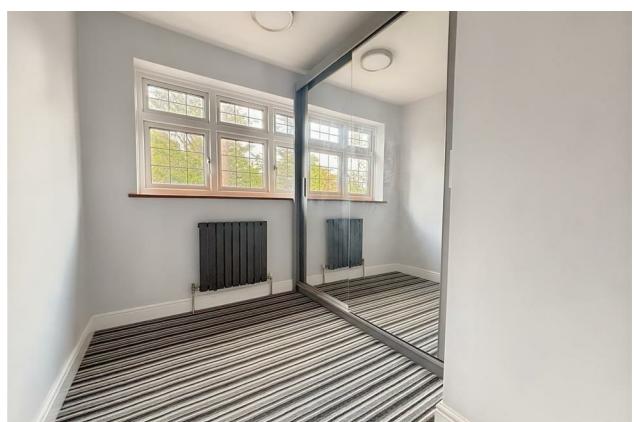
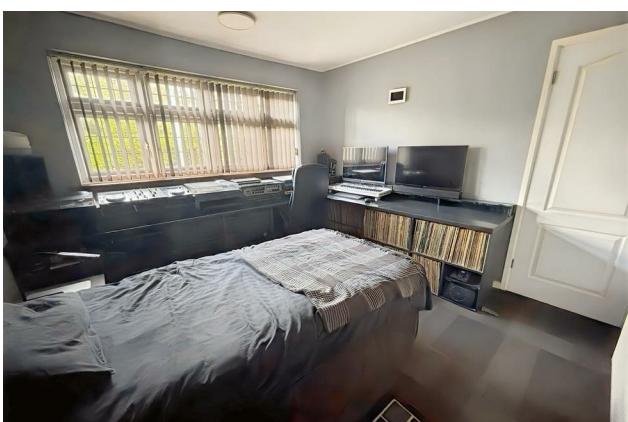
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





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