



## Romagne Close, Horndon-on-the-Hill

Guide Price £500,000



- Attractive three bedroom detached family home set within a quiet cul-de-sac in the highly desirable village of Horndon-on-the-Hill
- Well presented throughout with generous proportions and a bright, welcoming feel
- Inviting entrance hallway creating an excellent first impression
- Spacious kitchen/diner offering ample storage, work surfaces and family dining space
- Lovely size lounge providing a comfortable and versatile main living area
- Large conservatory adding superb additional living space with garden views
- Ground floor WC for added convenience
- Three well-sized bedrooms, including a master bedroom with private en-suite bathroom
- Stylish and modern family shower room on the first floor
- Good size rear garden, plus driveway parking and garage, offering practicality and storage



**GUIDE PRICE £500,000-£550,000.**

**Tucked away within a peaceful cul-de-sac on Romagne Close, this beautifully presented three bedroom detached house enjoys an enviable position in the idyllic and highly sought-after village of Horndon-on-the-Hill. Offering generous proportions throughout, this superb family home combines comfortable modern living with a wonderfully tranquil setting.**

The accommodation opens with an inviting entrance hallway, setting the tone for the space and quality found throughout. To the front sits a well-appointed and excellent size kitchen/diner, offering ample workspace, storage and room for a family dining table—an ideal space for everyday living and entertaining. The lovely size lounge provides a warm and welcoming retreat, flowing effortlessly into a large conservatory, perfect as an additional sitting area, playroom or garden-view dining space. A convenient ground floor WC completes the ground level.

The first floor hosts a stunning family shower room and three well-proportioned bedrooms, each offering good natural light and comfortable space. The master bedroom benefits from its own en-suite bathroom, adding a desirable touch of privacy and practicality.

Externally, the home enjoys a good size rear garden, providing the perfect space for outdoor dining, gardening, or relaxing in the sun. To the front, the property offers driveway parking and a garage, providing secure parking and additional storage.

**A fantastic family home situated in one of Essex's most desirable villages, offering excellent space, modern comforts and a peaceful cul-de-sac setting—early viewing is strongly recommended.**

Impressive entrance hall commences with stairs leading to first floor accommodation.  
Access is given to ground floor cloakroom/WC.

Spacious kitchen/diner double glazed window to front. Range of wall and base mounted units with matching storage drawers. Granite work surfaces with upstands, housing sink drainer with swan neck mixer tap. Double cooker, extractor hood, integrated fridge/freezer, dishwasher, washing machine and tumble dryer to remain. Breakfast bar seating area. Tiled flooring. Smooth to coved ceiling.

Lounge double glazed window to rear. French double glazed doors open into a spacious conservatory. Smooth to coved ceiling.

Conservatory overlooks and gives access to rear garden via French double glazed doors. Fanlight double glazed windows. Tiled flooring.

First floor landing is home to three well proportioned bedrooms, en-suite bathroom and family shower room.

Bedroom one double glazed window to front. Built in wardrobes.

En-suite bathroom comprises, white panel bath fitted with shower and glass splash screen door. Vanity wash basin and WC. Heated towel rail. Tiled flooring. Tiling to walls. Obscure double glazed window.

Bedroom two double glazed window to rear.

Bedroom three double glazed window to rear.

Shower Room comprises, shower, wash basin and WC. Heated towel rail. Tiled flooring. Tiling to walls.

Externally the property has a good size rear garden, commencing with paved patio seating area. Remaining garden is lawned with mature shrubs. Shingled area to side.

Driveway leads to garage with up and over door. Personal door to garden.

THE SMALL PRINT:

Council Tax Band: E

Local Authority: Thurrock

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.

AML Checks - Law says we must run one. £60 + 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.



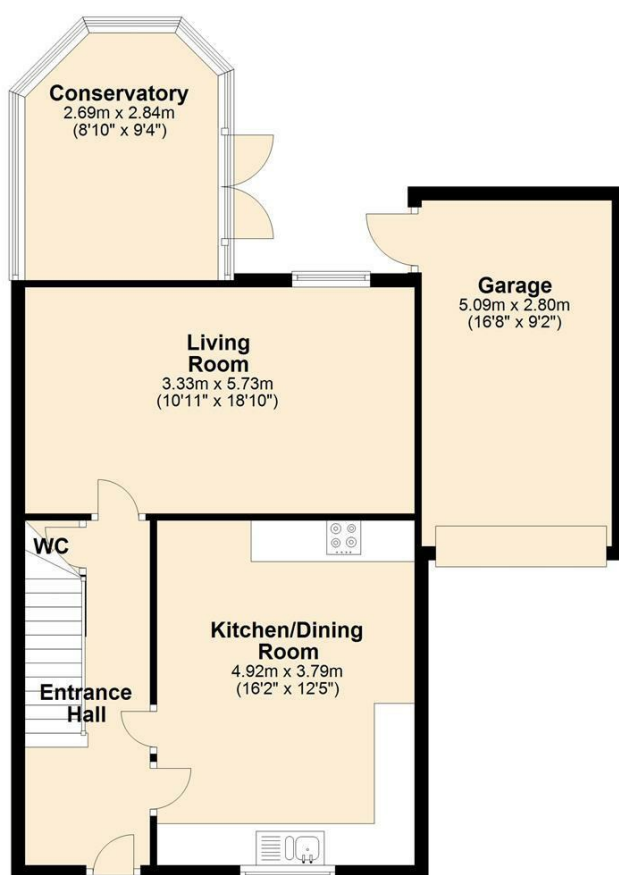
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Horndon on the Hill is a village, former civil parish and Church of England parish in the unitary authority of Thurrock, in the county of Essex. It is located close to the A13, around one mile northwest of Stanford-le-Hope and around two miles northeast of Orsett. The village area falls within the Orsett ward of Thurrock District Council.

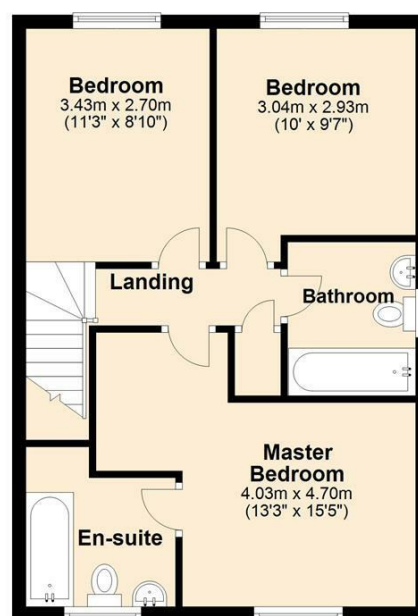
Horndon on the Hill has two churches, the Anglican Church of St Peter and St Paul, which dates from the 13th century and is Grade I listed and a Methodist Church. It also has a primary school, a recreational park and two public houses, The Swan, The Bell, plus the Village store post office and butchers. Horndon-on-the-Hill appears in the Domesday Book of 1086 as Hornindune meaning "horn-shaped hill" It may have been the site of the 11th-century Horndon mint, based on the survival of a single Anglo-Saxon penny from the village.

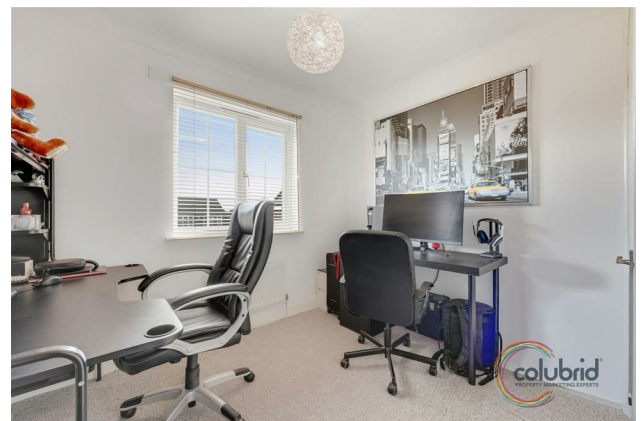


**Ground Floor**



**First Floor**





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