



3 Basi Close
Hornchurch | Essex | RM11 2BF

 **FINE & COUNTRY**

STEP INSIDE

Basi Close

A stunning contemporary family residence set in this highly sought-after location in Hornchurch, backing directly onto Campion School. Offered with no onward chain, the property boasts an impressive array of cutting-edge technology, five spacious double bedrooms and three modern bathrooms.

Approached via a private cul-de-sac off Tyle Green, the home enjoys a peaceful setting with nearby open spaces, excellent schooling and convenient access to the A127 arterial route into London. Extending to over 2,700 sq. ft. of stylish accommodation arranged over three levels, the property has been finished to an exceptional specification throughout.

Highlights include underfloor heating to the ground floor, a bespoke Clerkenwell-designed kitchen and balconies offering attractive views. A state-of-the-art Loxone Home Automation system provides intelligent control of lighting, heating, audio and security, seamlessly integrating the entire home into one intuitive system. Additional features include fingerprint entry, automatically-controlled blinds and a central vacuum cleaning system, completing this outstanding modern residence.

The ground floor features a welcoming entrance hall with cloakroom/wc, a reception room to the front aspect and, forming the heart of the home, an impressive open-plan kitchen/dining/family room. This space has been well designed, ideal

for entertaining and is complemented by a useful utility room providing access to the outside.

The bespoke Clerkenwell modern kitchen includes a central island with inset hob, built-in double ovens and an integrated dishwasher, finished with sleek worktops and matching splashbacks. The design continues into the dining area, offering additional storage and a built-in wine fridge. The family area benefits from bi-folding doors opening onto the sun terrace and garden.

The first floor offers four double bedrooms, including one to the front aspect with a beautifully appointed en-suite, along with a family bathroom and access to an expansive balcony enjoying open views.

The second floor features an impressive private principal bedroom suite with full-height glazed windows, a purpose-designed gym area, a walk-through dressing room and a spacious en-suite bathroom with separate shower, his and hers vanity basins and its own private shower and steam room.

















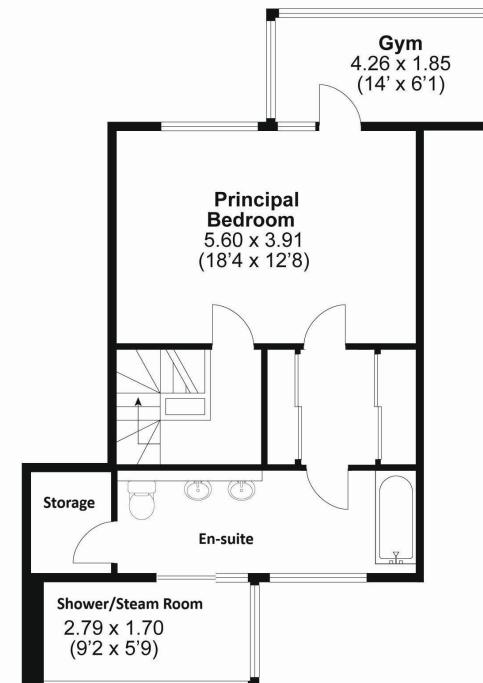
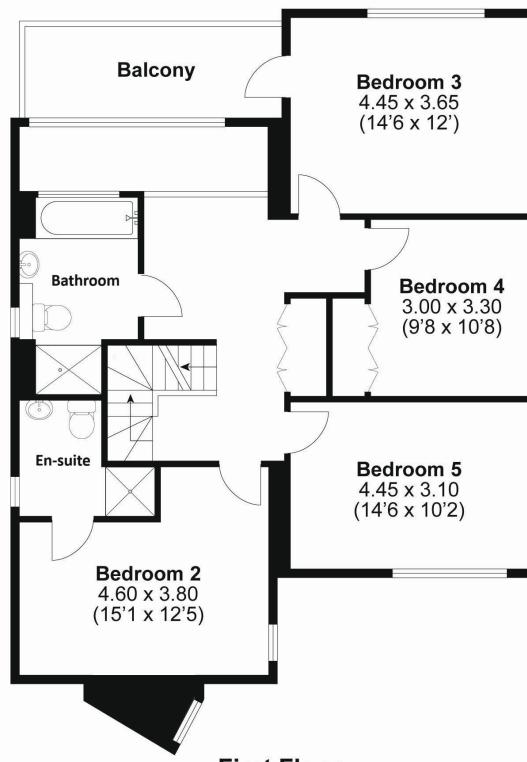
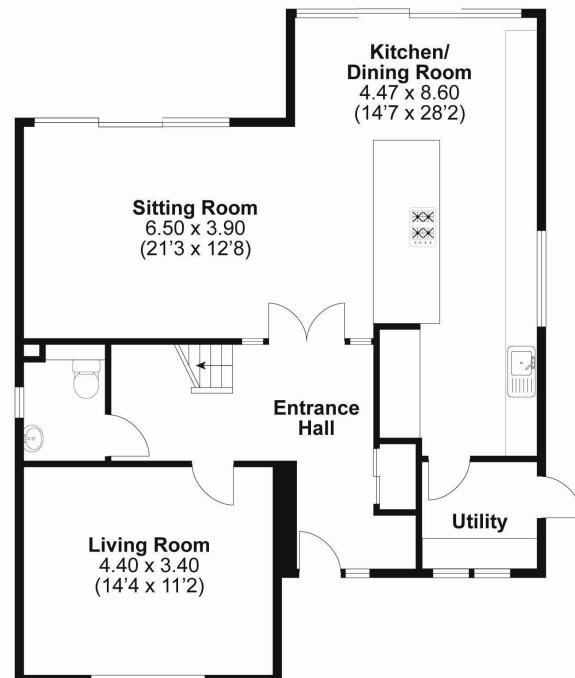


Outside, the private garden is fully enclosed and thoughtfully landscaped, featuring a generous paved terrace ideal for outdoor dining and entertaining, complemented by an area of lawn and attractive raised flower beds.

Located within easy access to both Emerson Park station and Harold Wood (Elizabeth Line), with excellent schools in the area and access to central London.

Council Tax Band G (Havering), excellent EPC rating of B offering energy efficiency including high-performance glazing, time and temperature zone control gas heating, underfloor heating (ground floor).

No onward chain.



TOTAL FLOOR AREA: 2702 sq.ft. (251 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		87	
EU Directive 2002/91/EC			

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