



Upminster Road, Hornchurch
Semi Detached 4 Bedroom House

Guide Price: £600,000 - £650,000

Freehold

Upminster Road, Hornchurch – Semi Detached 4 Bedroom House

Property Details:

Looking for a good size family home with the convenience of an easy commute to London? You need to see this! A characterful, four-bedroom family home in the sought-after area of Upminster Road, Hornchurch. Offering generous living space, two bathrooms, a beautiful rear garden and plenty of potential to add value if desired. If you're looking for a home that gives you space for today with the opportunity to create something even more special tomorrow, this could be exactly what you've been waiting for. The accommodation is particularly well laid out for family life. The first floor offers three bedrooms and a modern 4-piece bathroom room. On the second floor is the large fourth bedroom with additional modern shower-room. Whilst downstairs you'll find a spacious lounge with beautiful feature fireplace, an extremely well fitted kitchen, a home office/study and a large conservatory. Perfect for everyday family living and entertaining. The lounge features a characterful fireplace, adding a cosy focal point to the room, with high ceilings and lots of natural light. The conservatory currently serves as the dining room with lots of storage and is light an airy with views over the garden. Outside, the beautiful rear garden is a real bonus. Designed to be low maintenance with beautiful trees and shrubs, it enjoys sunshine throughout the day and offers a lovely setting for summer evenings, outdoor dining and relaxing with friends and family. The large decked patio provides plenty of space for al fresco entertaining, while the garden also benefits from 2 storage sheds which will remain. There is access to the parking area at the rear with hardstanding for 3 vehicles. To the front the low-walled is paved with established trees/shrubs. The location is another major attraction. Good schools and local shops are within easy reach, while Upminster Bridge Station is literally a 2-minute walk across the road, providing rail connections into London. Upminster Road is a particularly popular and sought-after road within the area. And then there's the potential...This is a home that is ready to move into and enjoy immediately, but it also offers scope for the new owner to add value and put their own personality into this beautiful home. With NO ONWARD CHAIN, a generous layout, excellent family accommodation and genuine potential for the future, this property offers a fantastic opportunity for first-time buyers, growing families, home movers and buyers looking for a home they can add more value to over time. If you're looking for a spacious family home in a popular Hornchurch location, to make your dream home, this one deserves to be viewed. The property also comes with an option on furniture. Chain free and ready to move into — don't miss out!! Viewing is strictly by appointment

Ground Floor:

Porch: 6'2" x 2'6". – Brick built enclosed part glazed porch. Wood floor. Part tiled to walls. Part glazed door to:

Hallway: 14'1" x 6'2". – Stairs to first floor. Understairs storage cupboard. Access to all ground floor accommodation. Picture rail and dado rail. Wood flooring. Radiator. Smooth ceiling with pendant lighting. Neutral décor.

Lounge: 16'7" into bay x 12'0". - Double glazed leaded effect bay window to front aspect. Beautiful feature fire place with wood panel to chimney breast surround and gas coal effect fire. Picture rail and dado rail. Radiator. Wood flooring. Texture ceiling with coving and ornate ceiling rose with pendant lighting. Neutral décor.

Ground Floor Cloak-room/W.C.: 5'4" x 2'8. - Double glazed frosted window to side aspect. Low level W.C.. Hand basin with storage under. Fully tiled to walls and floor. Radiator. Extractor fan. Smooth ceiling & down lights. Neutral décor.

Home Office: 10'10" x 7'8". – Double glazed window to rear aspect. Fully equipped with plenty of storage and double desk spaces. Smooth ceiling with coving and central spot lights. Wood flooring. Radiator. Neutral décor.

Kitchen: 14'4" x 10'5". – Double glazed windows and door to conservatory. Ample wall and base units with additional display cupboards and under lighting. Integrated electric oven and hob with extractor over. Appliances include fridge /freezer, washing machine, tumble dryer, dishwasher and drinks chiller. Stainless steel 1.5 bowl sink with mixer tap and drainer. Tiled splash back. Wood floor. Smooth ceiling with spotlights. Radiator. Neutral décor.

Conservatory: 16'2" x 12'1". – Part double glazed to two sides with patio doors leading to the decked patio and garden. Lots of natural light. Large storage cupboards. High pitched ceiling with large ceiling fan with lighting. Radiator. Wood floor. Neutral décor.

First Floor:

Landing: 7'10" into stairwell x 6'11". – Double glazed frosted window to side aspect. Access to all first-floor accommodation and stairs to second floor. Fitted carpet. Dado rail. Smooth ceiling with pendant lighting. Neutral décor.

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Bedroom 1: 16'8" x 10'7" (plus wardrobes). - Double glazed bay window to front aspect. Bespoke fitted furniture to one wall. Chimney breast with original feature fireplace. Picture rail. Radiator. Fitted carpet. Smooth ceiling with pendant lighting. Neutral Décor.

Bedroom 2: 14'8" x 9'7" (plus Wardrobes). - Double glazed window to rear aspect. Fitted wardrobes. Chimney breast. Fitted carpet. Radiator. Smooth ceiling with pendant lighting. Neutral décor.

Bedroom 3: 10'1" x 9'9". - Double glazed window to front aspect. Radiator. Fitted carpet. Papered ceiling with coving and pendant lighting. Neutral Décor.

Bathroom: 11'2" x 7'8". - 2 x double glazed frosted windows to rear aspect. Corner bath with shower and mixer taps. Walk-in shower. Low level W.C. Vanity sink with storage under. Large 1 meter storage cupboard. Fully tiled to walls and floor. Heated towel rail. Smooth ceiling with downlights. Extractor fan. Neutral décor.

Second Floor:

2nd Floor Landing: - Small landing with double glazed frosted window to side aspect. Door to bedroom 4 and door to shower room. Dado rail. Fitted carpet. Smooth ceiling with spotlights. Neutral décor.

Bedroom 4: 20'4" x 12'2". - Double glazed windows to rear aspect and 2 x V-Lux windows to front aspect. 2 good size storage cupboards to eaves - one has a hanging rail for clothes. 2 x Wardrobes. Fitted carpet. Radiator. Smooth ceiling with central light. Neutral décor.

Shower Room: 8'2" x 5'2". - Double glazed frosted window to rear aspect. Walk in shower cubicle. Low level W.C. Vanity sink with storage under. Heated towel rail. Fully tiled to walls and floor. Built in storage cupboard housing boiler. Smooth ceiling with central lighting. Neutral décor.

Outside:

Rear Garden: Approx 45' (unmeasured). - Beautiful low maintenance rear garden laid mainly to lawn with established borders of trees, shrubs and plants. Large decked patio area for 'Al Fresco' dining. Side access to front. 2 sheds to remain. Gate at rear leading to the parking area with hard standing providing parking for 3 cars.

To Front of property. - Low walled garden, paved with small border and established tree. Access to rear garden via side gate.



Council Tax Band: **E** - Local Council: London **Borough of Havering**.
Approximate gross internal area **134 m2 – 1442 sq ft**
EPC: **D**

This beautiful family home is being sold with No Onward Chain. There is also an option on furniture if required, please ask agent for details.

Prime location for Upminster Bridge Station for trains to London. Walking distance to shops, amenities and good schools.

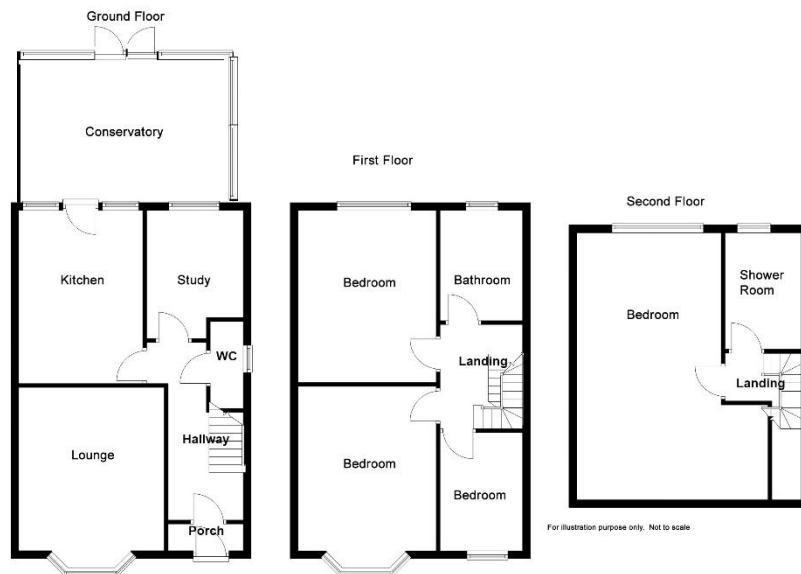
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- 4 Bedrooms & 2 Bathrooms
- Lounge with Feature Fireplace
- Fitted Kitchen with appliances
- Conservatory
- Ground floor W.C./Cloakroom
- First Floor 4 Piece Bathroom
- Low maintenance rear garden
- Gas Central Heating & Double glazing
- Off Street Parking at rear.
- Great location close to shops, good schools, train station and transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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