

*"Deceptively spacious" gets thrown around a lot – but in this case, it's the real deal"*

A home that really needs to be seen in person to appreciate just how much it offers – in space, layout, and potential.

# KEVAN WIMBORNE

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**07498 206122**



**G/P £475,000 - £500,000** freehold

This brilliantly versatile 3 bedroom bungalow has room to grow, live, entertain and relax.

The moment you walk through the door, you'll start picturing the possibilities – this is a home ready to be reimagined and tailored to fit your family's lifestyle perfectly.

Fantastic bus routes right outside, taking you directly into Elm Park, Hornchurch, Romford and Rainham, shopping centres, all with fast rail connections into London.

**Southend End Road  
South Hornchurch,  
RM13**



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Officially a 3-bedroom, the layout gives you the option to easily create a 4th bedroom without losing key living space. Inside, you'll find two bathrooms, a dedicated utility room, a bright dining room, a separate kitchen, and a huge garden room — ideal for entertaining, relaxing, or turning into a home office, studio or playroom.

Step out into a generous rear garden, perfect for green-fingered buyers, families, or simply soaking up the sun. There's ample space for outdoor entertaining, and scope to extend (STPP) while still keeping plenty of garden to enjoy.

### Ground Floor

- Lounge: 15'2 x 14'2 (4.62m x 4.32m) with stairs to first floor
- Bedroom 1: 15'0 x 8'7 (4.57m x 2.61m)
- Extension (Potential Bedroom 4): 11'3 x 8'3 (3.43m x 2.51m), leading to:
- Bathroom 1: 8'6 x 7'0 (2.59m x 2.13m) *NB: Saniflo macerator WC*
- Bathroom 2: 8'0 x 4'9 (2.44m x 1.45m)
- Dining Room: 10'9 x 10'0 (3.27m x 3.06m), leading to:
- Kitchen: 8'8 x 7'0 (2.63m x 2.13m), leading to:
- Utility Room: 8'6 x 7'7 (2.59m x 2.31m), leading to:
- Garden Room: 22'6 x 12'8 (6.86m x 3.86m)

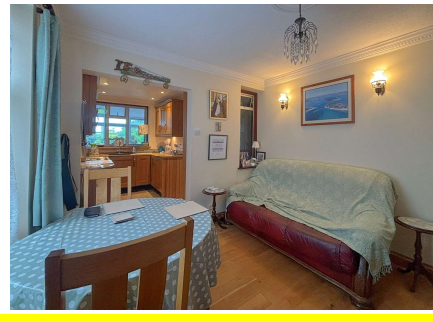
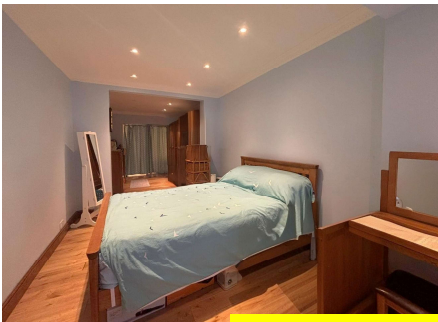
### First Floor

- Bedroom 2: 12'3 x 8'2 max (3.73m x 2.49m)
- Bedroom 3: 9'6 x 8'6 (2.90m x 2.59m)

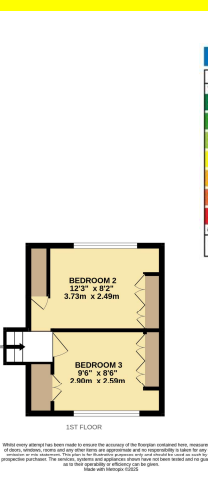
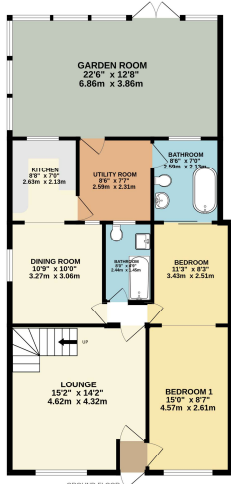
### Exterior

- Off-road parking to front, with additional space available
- Side access to rear garden
- Very generous rear garden with potential for further development (STPP)

### HAVERING COUNCIL TAX 2025/2026 - Band D - £2,313.55 pa



more photos available online - [kevanwimborne.exp.uk.com](http://kevanwimborne.exp.uk.com)



Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		75
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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