



## Coniston Way, Hornchurch

Offers Over £700,000



- Substantial five bedroom semi-detached family home offering approximately 2,300 sq ft of versatile accommodation, ideal for growing or multi-generational families
- Located on the popular Coniston Avenue, Hornchurch, a well-regarded residential road known for spacious homes and strong local demand
- Highly desirable self-contained annexe with its own private front door, perfect for elderly relatives, older children, guests or independent living
- Annexe accommodation comprising an open-plan lounge/kitchen/diner, a bedroom and a modern shower room, providing complete privacy and flexibility
- Main residence ground floor featuring an entrance porch and welcoming hallway, leading to a generous open-plan lounge/diner ideal for entertaining
- Stunning main kitchen forming the heart of the home, complemented by a playroom, utility room and ground floor WC for everyday practicality
- First floor offering three excellent-sized bedrooms, two of which benefit from contemporary en-suite bathrooms, plus a stylish family bathroom
- Second floor accommodation including a further bedroom, bathroom and separate study, ideal for home working or teenage living space
- Impressive exterior with a large frontage, in-and-out sweeping driveway and double garage, providing ample off-street parking
- Generous rear garden ideal for family enjoyment, further enhanced by a sound-proofed music room, offering a unique and versatile additional space



# Big on Space. Big on Style. Even Bigger on Possibilities.

**Welcome to this truly impressive five bedroom semi-detached family home on the ever-desirable Coniston Avenue, Hornchurch, offering a remarkable circa 2,300 sq ft of flexible living space — and yes, it even comes with a fully self-contained annexe. Whether it's multi-generational living, older kids craving independence, or guests who overstay (we've all been there), this home has you covered.**

Step inside via the entrance porch into an inviting central hallway that instantly sets the tone. The ground floor is built for family life and entertaining alike, featuring a beautifully proportioned open-plan lounge/diner, a stunning kitchen that will quickly become the heart of the home, plus a playroom, utility room and ground floor WC — because practicality matters.

The real headline act? The self-contained annexe, complete with its own private front door. Inside you'll find an open-plan lounge/kitchen/diner, a bedroom and a shower room — perfect for relatives, grown-up children, or even a luxury guest suite.

Upstairs doesn't disappoint. The first floor offers three generously sized bedrooms, two enjoying sleek en-suite bathrooms, alongside a stylish family bathroom. The space continues on the second floor, where you'll discover an additional bedroom, bathroom and study — ideal for home working, homework hiding, or a quiet escape.

Outside, the wow factor keeps coming. A large frontage with an in-and-out sweeping driveway provides ample parking, complemented by a double garage. To the rear, a generous garden offers room to relax and entertain, while the sound-proofed music room adds a seriously cool and surprisingly versatile twist.

In short: space, flexibility, and lifestyle all wrapped into one standout Hornchurch home. Homes like this don't come along often — and when they do, they don't hang around.

## Area Guide: Coniston Avenue, Hornchurch

Coniston Avenue is a well-regarded residential road in the heart of Hornchurch, popular with families thanks to its spacious homes, leafy surroundings and strong community feel. The area offers an excellent balance of suburban tranquillity and everyday convenience.

Hornchurch town centre is close by, providing a wide range of shops, cafés, restaurants and leisure facilities, while nearby Elm Park and Hornchurch Underground stations offer reliable links into Central London via the District line, making the area ideal for commuters.

Families are particularly drawn to Hornchurch for its highly regarded schools, abundance of parks and green spaces and access to local amenities. Hornchurch Country Park, Harrow Lodge Park and Langtons Gardens are all within easy reach, offering outdoor space for walking, sports and family time.

With strong transport connections, excellent schooling and a well-established neighbourhood atmosphere, Coniston Avenue represents a fantastic location for long-term family living in one of Havering's most desirable areas.



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## THE SMALL PRINT:

Local Authority: Havering  
Council Tax Band: D

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!

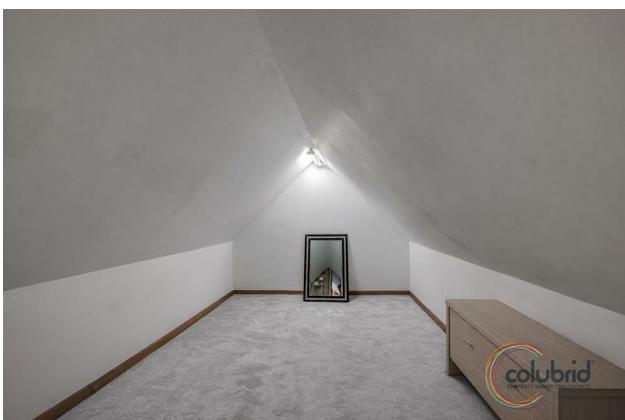
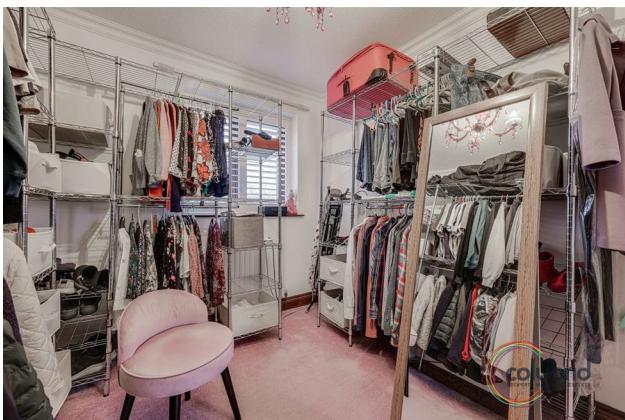
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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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