



Petresfield Way, West Horndon

Petresfield Way

West Horndon

Guide Price £550,000 - £600,000

This contemporary three-bedroom detached residence is ideally located in a quiet cul-de-sac in the popular village of West Horndon, close to the mainline station providing C2C links to London Fenchurch Street—perfect for commuters. The welcoming entrance lobby leads into an open-plan kitchen/diner, featuring a spacious dining area and a luxury fitted kitchen equipped with a comprehensive range of base and wall units, integrated appliances, and elegant white granite work surfaces. The kitchen has direct access to the beautifully landscaped rear garden. Adjacent to the kitchen, the bright and airy lounge features a window to the front and French doors that open into a stylish semi-circular conservatory offering stunning views of the rear garden. On the first floor, you'll find three well-appointed bedrooms, two with built-in wardrobes and a main bedroom with fitted wardrobes and an en-suite shower. The main family bathroom serves the



additional bedrooms. Outside, the property boasts an attractive landscaped private rear garden, ideal for entertaining. At the rear, there is a garage with parking in front and an electric door, plus additional parking available at the side of the house. West Horndon offers convenient access to the A127, nearby motorways, and Upminster town centre, as well as Brentwood's bustling high street with its variety of schools and amenities. Local shops, schools, and playing fields are also within close reach. The property is offered for sale with no onward chain. EPC C.

Entrance Lobby

Lounge 17' 11" x 10' 4" (5.46m x 3.15m)

Conservatory 10' 0" x 7' 7" max. (3.05m x 2.31m)

Kitchen/Diner 17' 10" x 13' 6" (5.43m x 4.11m)

First Floor Landing

Bedroom One 11' 6" x 10' 3" (3.50m x 3.12m)

En-suite Shower

Bedroom Two 10' 7" x 8' 4" (3.22m x 2.54m)

Bedroom Three 9' 4" x 9' 3" (2.84m x 2.82m)

Bathroom

Garage 17' 3" x 10' 6" (5.25m x 3.20m)











Energy Efficiency Rating

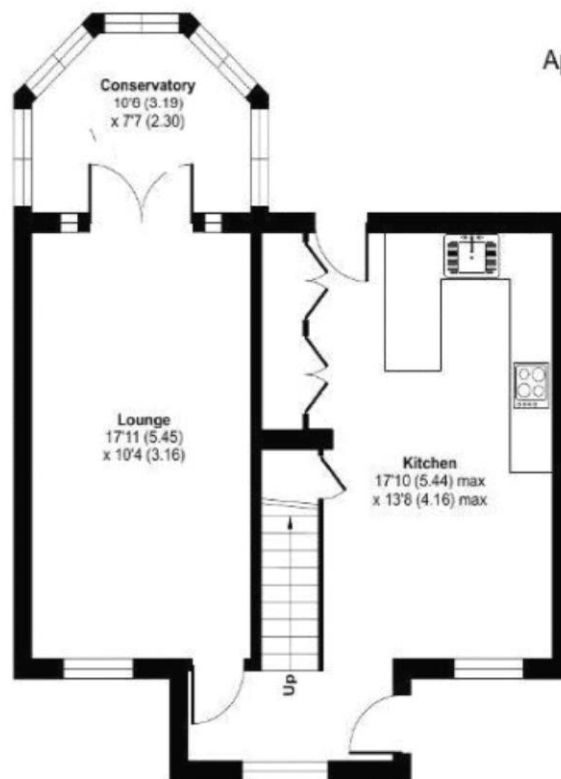
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band E

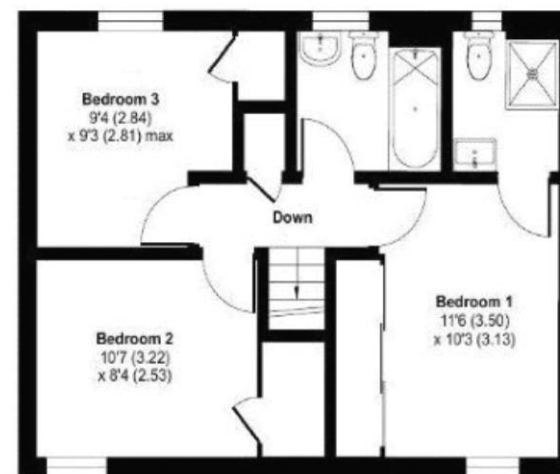
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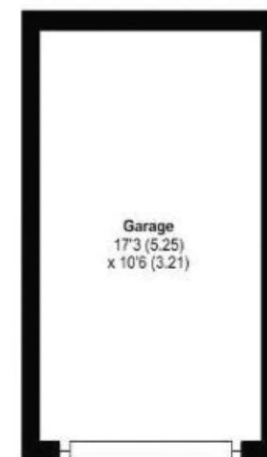


GROUND FLOOR

Approximate Area = 995 sq ft / 92.4 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1176 sq ft / 109.2 sq m
For identification only - Not to scale



FIRST FLOOR



GARAGE

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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