

Wingletye Lane

Hornchurch, RM11 3AR

Offers in Excess of £640,000

Offered for sale with a complete onward chain, is this four bedroom detached family home. Conveniently located within 0.8 miles of the Ofsted: Outstanding, Nelves Primary School and Sacred Heart of Mary Secondary School, also within 0.6 miles of Upminster Bridge Station and 0.7 miles of Emerson Park Station. Ground floor comprising of porch, entrance hall with ground floor WC, two reception rooms, kitchen and conservatory. Followed by four bedrooms with a dressing room off the main bedroom, and family bathroom to the first floor. Externally there is a 130ft rear garden and a driveway to the front and side accessible via a dropped kerb, in addition there is an detached outbuilding with power and light with an independent fuse board.

Wingletye Lane

Hornchurch, RM11 3AR



Entrance Porch

Entrance Hall

Entrance door, stairs to first floor, laminate flooring.

Reception Room One

21'7 x 13'5 to max (6.58m x 4.09m to max)
Two double glazed oriel bay windows to front, coved ceiling, feature fire place, radiator, wooden flooring.

WC

Frosted double glazed window to side, vanity wash hand basin. low level WC, tiles wall and floor, heated towel rail.

Reception Room Two

16'1 x 10'5 (4.90m x 3.18m)
Double glazed window to side and rear, coved ceiling, radiator, laminate flooring.

Kitchen

15'11 x 10'8 (4.85m x 3.25m)
Double glazed window to side, opening to conservatory, coved ceiling, wall and base units, stainless steel sink, gas cooker point, extractor, plumbing for washing machine, dishwasher and tumble dryer, part tiled walls, laminate flooring.

Conservatory

15'2 x 12'1 (4.62m x 3.68m)
Double glazed windows surrounding, french doors to side, radiators, laminate flooring.

Landing

Window to side, coved ceiling, carpet.

Bedroom One

13'9 x 12'5 (4.19m x 3.78m)
Double glazed windows to rear, coved ceiling, radiators, carpet, walk in wardrobe.

Bedroom Two

16'2 x 8'6 at max (4.93m x 2.59m at max)
Double glazed window to front, coved ceiling, fitted wardrobes, radiator, laminate flooring.

Bedroom Three

13'7 x 8'11 at max (4.14m x 2.72m at max)
Double glazed window to front, coved ceiling, radiator, carpet.

Bedroom Four

14'10 x 10'4 at max (4.52m x 3.15m at max)
Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bathroom

Frosted double glazed window to side, tiled walls, shower cubicle, corner bath, low level WC, vanity wash hand basin, heated towel rail, tiled floor.

Garden

130' x 41' (39.62m x 12.50m)
Patio area, mainly laid to lawn, tap, light, side pedestrian access, two sheds, out building, power socket.

Outbuilding

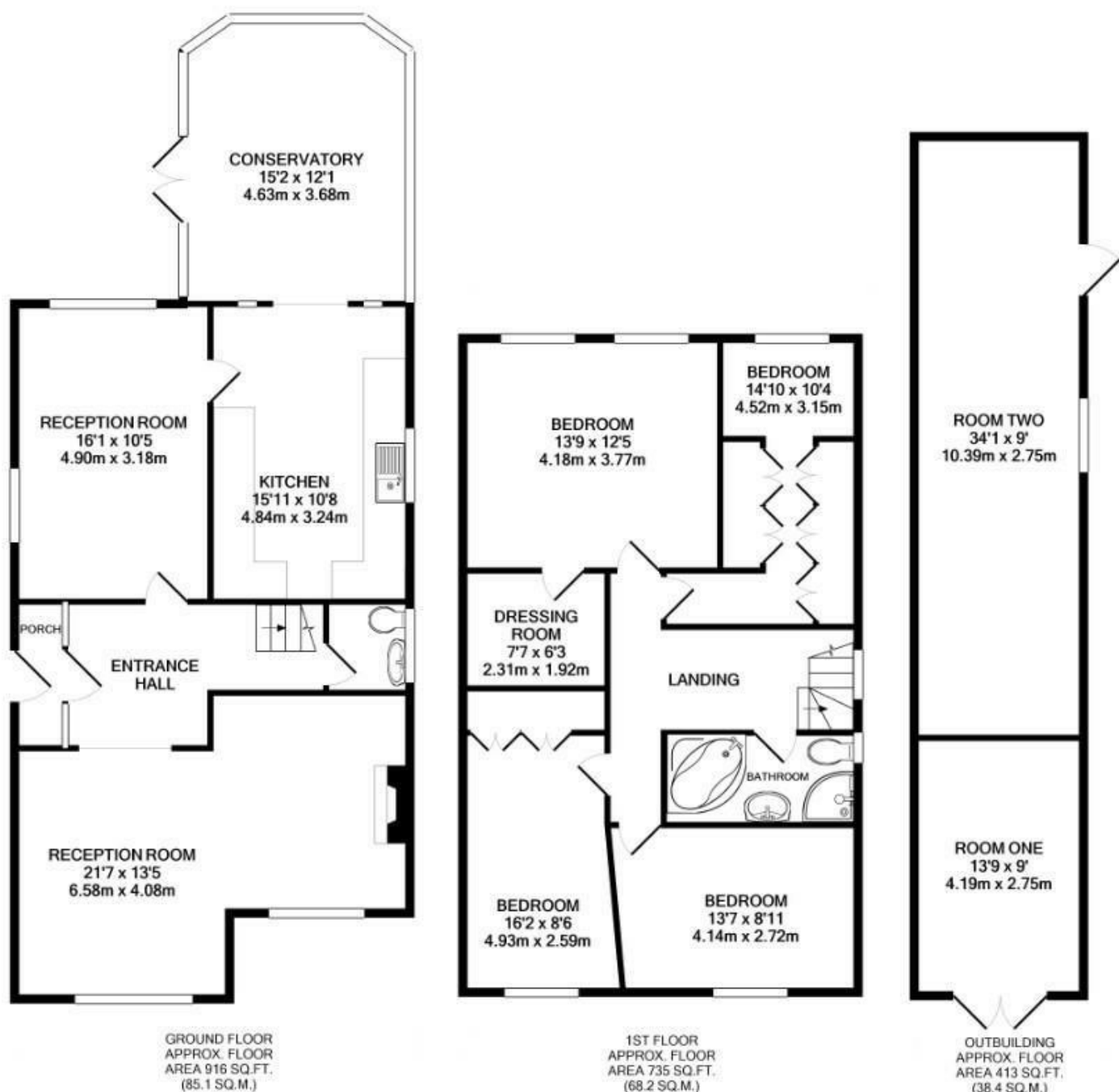
47'10 x 9' at max (14.58m x 2.74m at max)
Currently split into two spaces. Patio doors to front, double glazed UPVC door and window to side, power and light. (Please note: this is in need of maintenance and attention)

Parking

Driveway to front and side accessible via dropped kerb.







TOTAL APPROX. FLOOR AREA 2064 SQ.FT. (191.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

