



Wingletye Lane, Hornchurch, RM11 3BL

**£725,000**



Positioned on a generous plot is this three bedroom semi-detached home with the benefit of a separate detached one bedroom annex. Ideal for those wishing to have family connections in two dwellings. With origins that are believed to date back to the 16th century, the semi-detached section boasts characterful features throughout such as beams and fireplaces. The layout of this part of the property is perfect for families. Downstairs there are two reception rooms, separate kitchen, downstairs WC and conservatory. The second part of this property is the detached one bedroom annex. The layout here comprises a modern open plan kitchen diner on the ground floor and upstairs there is a bedroom with an en-suite. Perfect for those with family members that may want separate living accommodation but retaining the closeness to the main house. Externally to the front there is a spacious front driveway and to the rear there is a large rear garden. The property backs onto open fields giving it an expansive and green feel.



# Wingletye Lane, RM11 3BL

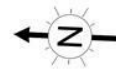
Approx Gross Internal Area = 131.4 sq m / 1414 sq ft

Restricted head height / Eaves = 9.8 sq m / 105 sq ft

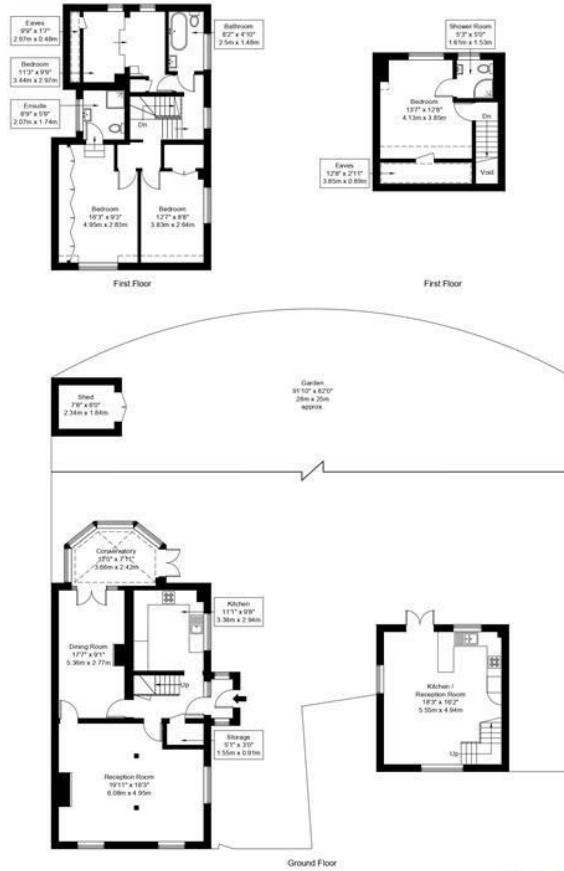
Outbuilding = 48 sq m / 517 sq ft

Shed = 4.3 sq m / 46 sq ft

Total = 193.5 sq m / 2083 sq ft



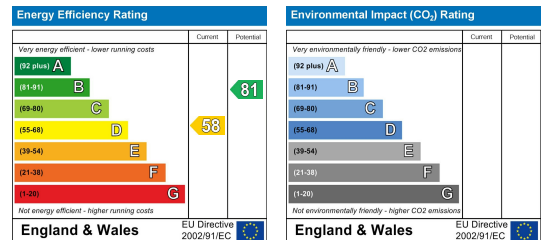
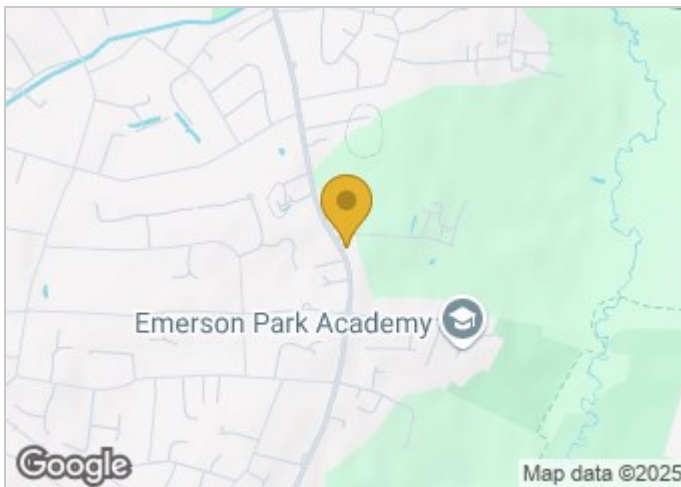
= Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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