

Grosvenor Drive, Hornchurch, RM11 1PH

- Beautiful Extended Home
 - Set Over Three Floors
 - Five Bedrooms
 - Two Bathrooms
 - Inviting 17'8 Kitchen/Family Room
 - Detached Studio & Double Garage
 - West Facing Landscaped Rear Garden
- 16 Min Walk to Emerson Park Station (source: google maps)

£800,000 - Freehold - Council Tax: E

Grosvenor Drive

Hornchurch, RM11 1PH



Entrance Hall

Hardwood entrance door with ornate glazing, window. Coving, part wood panelling to walls, radiator, two storage cupboards under stairs, hardwood floor.

Reception Room

21'3 x 11'11 max sizes (6.48m x 3.63m max sizes) Double glazed bay window. Smooth ceiling, ornate coving, dado rail, coal effect gas fire with surround, two radiators, carpet.

Kitchen/Family Room

17'8 x 14'8 (5.38m x 4.47m) Double glazed hardwood double doors and windows to rear garden, roof lantern. Smooth ceiling, coving, spotlights, range of base and eye level wall cabinets with part butcher block style worktops and part corian worktops, dual fuel gas and electric range style oven under mock inglenook fireplace, integrated fridge/freezer, integrated dishwasher, hidden washing machine compartment, two radiators, part tiled walls, hardwood flooring.

First Floor Landing

Smooth ceiling, coving, part wood panelling to walls, carpet.

Bedroom

16'4 x 11'5 max sizes (4.98m x 3.48m max sizes) Double glazed bay window. Coving, radiator, range of built in wardrobes, laminate flooring.

Bedroom

11'10 x 11'5 max sizes (3.61m x 3.48m max sizes) Double glazed window. Smooth ceiling, fan & light unit, radiator, built in wardrobes, wall mounted boiler in one of the wardrobes, laminate flooring.

Bedroom

8'3 x 6'1 max sizes (2.51m x 1.85m max sizes) Double glazed window. Smooth ceiling, radiator, built in cupboard, hard wood flooring.

Bathroom

6'6 x 6'1 (1.98m x 1.85m) Double glazed window. Bath with shower attachment to tap and separate overhead shower with waterfall style head and handheld, pedestal wash basin, low level wc, coving, dado rail, heated towel rail, part tiled walls, tiled floor.

Second Floor Landing

Skylight. Smooth ceiling, carpet.

Bedroom

16'9 x 9'9 max sizes (5.11m x 2.97m max sizes) Two double glazed windows. Smooth ceiling, two radiators, carpet.

Bedroom

10'4 x 10'4 (3.15m x 3.15m) Double glazed window. Smooth ceiling, coving, radiator, carpet.

Shower Room

5'7 x 4'7 (1.70m x 1.40m) Double glazed window. Shower cubicle with electric shower, pedestal wash basin, low level wc, smooth ceiling, extractor, part tiled walls, radiator, tiled floor.

Rear Garden - West Facing

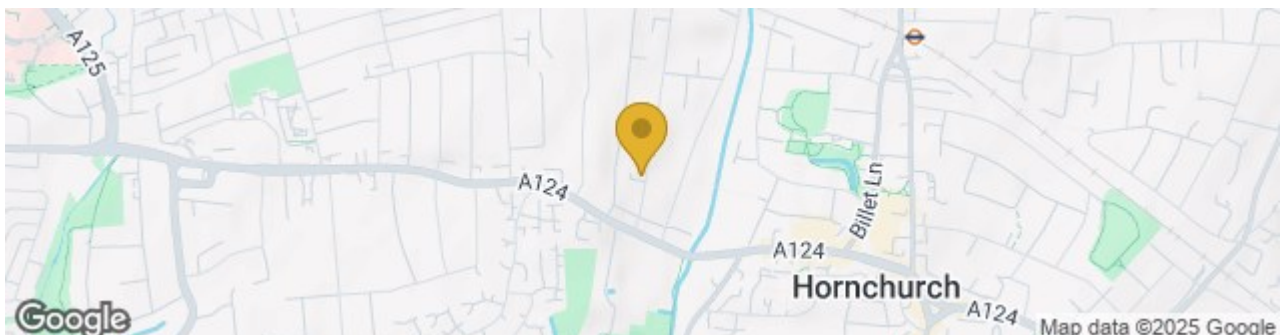
Landscaped with a porcelain tile seating area to the direct rear of the property and path leading up to a second tier seating area in front of the studio with integrated lighting, raised flower bed, the remainder is mainly laid to lawn, outside light, outside tap.

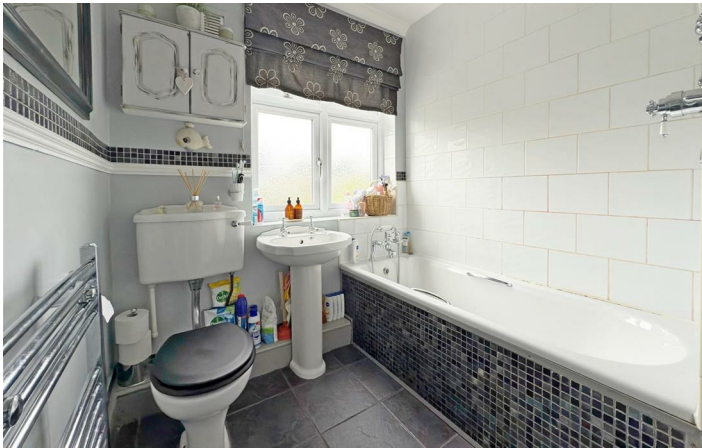
Studio Outbuilding

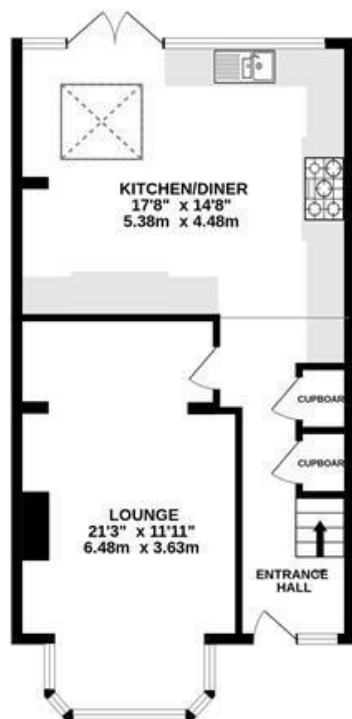
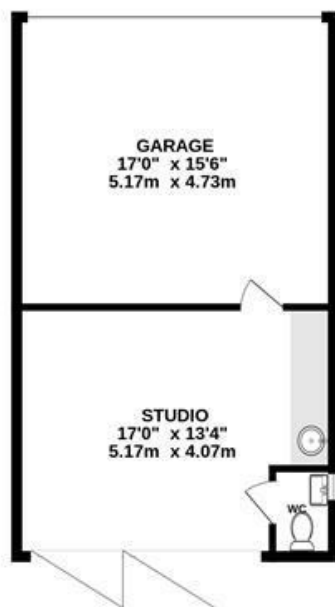
17' x 13'4 max sizes (5.18m x 4.06m max sizes) Aluminium double glazed bi-folding doors, vaulted smooth ceiling with exposed metal work, spotlights, two designer vertical radiators, range of base units with worktops, sink, door to garage, laminate flooring. WC: Double glazed window, smooth ceiling, low level wc, wash hand basin with splashback, tiled floor.

Double Garage

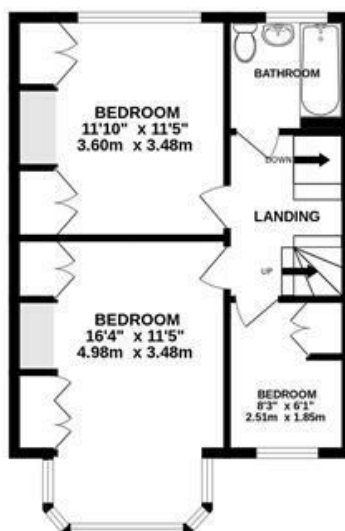
17' x 15'6 (5.18m x 4.72m) Vaulted ceiling, strip lights, wall mounted electric boiler for studio heating, power points, concrete floor, weatherproof sectional garage door. Access to the garage is via a rear service road.



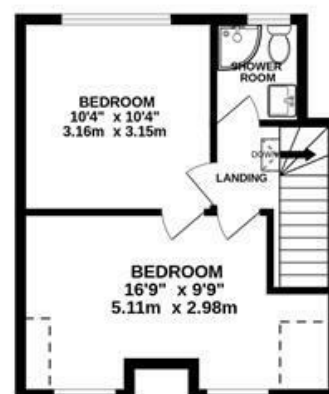




GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Material Information:
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC