

Westmoreland Avenue

Hornchurch, RM11 2EJ

A vastly improved and much extended detached home located just 0.3 miles from Gidea Park Station the property has been extensively modernised with key features including air conditioning, en suites to all bedrooms two detached out buildings to name a few. The accommodation includes, entrance hall, an open plan living/kitchen/dining room, additional reception room, utility and boiler room, four double bedrooms all with ensuites, dressing room to master bedroom and additional bathroom. Externally there is a resin driveway to the front for six cars, a 95 ft rear garden with two detached outbuildings.

£1,250,000 - Freehold - Council Tax: E

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Entrance Hall

Entrance door, stairs to first floor, understair cupboard, coved ceiling, radiator, Amtico flooring.

Reception Room

12'10 x 10'8 (3.91m x 3.25m)

Double glazed bay window to front, radiator, Amtico flooring.

Bedroom Four (Ground Floor)

16'9 x 10'10 (5.11m x 3.30m)

Double glazed bay window to front, fitted wardrobes, coved ceiling, radiator, carpet.

Ensuite (Ground Floor)

Frosted double glazed window to side, low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, tiled flooring.

Utility Room

10'4 x 4'4 (3.15m x 1.32m)

Double glazed window to side, wall and base units, electric kick space heater, single drainer sink, electric hob, integrated washing machine, fridge and freezer, access to Boiler room housing boiler, hot water system and water softener.

Ground Floor Bathroom

7'6 x 6'9 (2.29m x 2.06m)

Frosted double glazed window to side, low level WC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

Open Plan Lounge/Kitchen/Dinning Area

24'2 x 24' narrowing to 12' (7.37m x 7.32m narrowing to 3.66m)

Double glazed bi-folding doors to rear, double glazed windows to rear and side, frosted double glazed windows to side, air conditioning, coved ceiling, two radiators, Amtico flooring. Kitchen area includes wall and base units, granite work tops and splash backs with inset sink, integrated hob, oven, extractor and microwave.

Landing

Electric double glazed sky light, two loft storage areas, carpet.

Bedroom One

15'1 x 9'8 (4.60m x 2.95m)

Two double glazed windows to rear, radiator, air conditioning vent, coved ceiling, carpet.

Dressing Area

11'6 x 9'7 (3.51m x 2.92m)

Range of fitted bedroom furniture, air conditioning vent, carpet.

Ensuite

Double glazed sky light to side, low level WC, wash hand basin, walk in shower enclosure, free standing bath, heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

18'5 x 11'10 (5.61m x 3.61m)

Double glazed window to front, air conditioning vent, fitted sliding wardrobes, coved ceiling, radiator, carpet.

Ensuite

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

Bedroom Three

Double glazed window to rear, range of fitted bedroom furniture, air conditioning vent, coved ceiling, radiator, carpet.

Ensuite

Double glazed sky light, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls, tiled flooring.

Garden

95' (28.96m)

Two patio areas at either end of the garden, lawn, side pedestrian access to both sides, outside power, light and tap. Hot tub to remain, Storage shed to rear of garden adjacent to outbuilding.

Games Room

20'8 x 9'11 (6.30m x 3.02m)

Frosted double glazed window to front, double glazed window to rear, double glazed French doors to side, air conditioning, cupboard, carpet.

Outbuilding

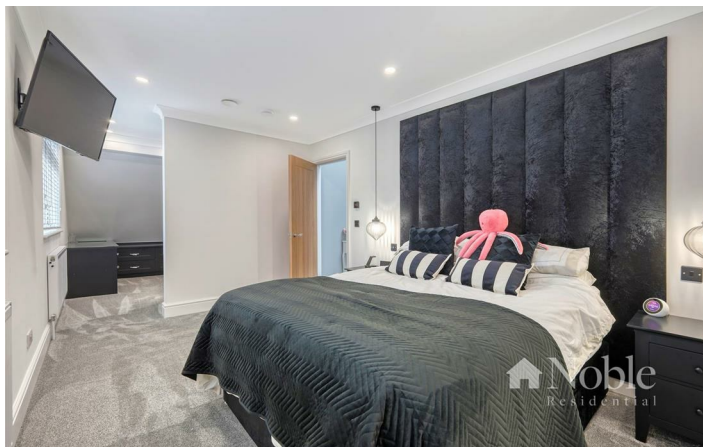
25'5 x 13'5 (7.75m x 4.09m)

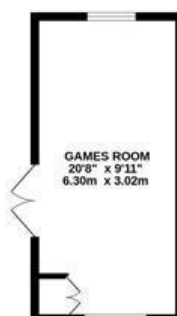
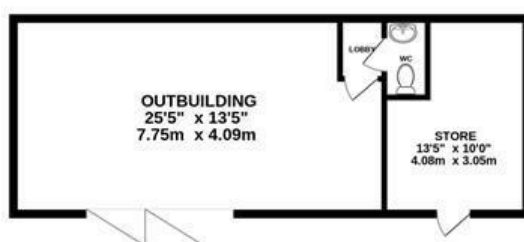
Double glazed bi-folding doors and double glazed window to garden, air conditioning, carpet, two electric heaters, kitchen area with units and sink with hot and cold water. Separate WC.

Driveway

Resin driveway to the front with parking for six cars, electric car charging point.







GROUND FLOOR
1772 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.

TOTAL FLOOR AREA : 2559 sq.ft. (237.7 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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