

4 Bed Terraced In Cecil Avenue Hornchurch, Hornchurch, RM11 2NA £650,000





SHORT DESCRIPTION

Property Ref: 16828 Stunning ,Extended 4-Bedroom Terraced Family Home. Location: 10 minutes walk to gidea park train station (Elizabeth line) Prime catchment for Ardleigh green infant & junior school & Redden court senior school. Conveniently located close to m25 and A12, A127 . Located at the top of Cecil Ave is ardleigh green road with its coffee shops,cafe , tesco express ,hair salon ,chemist,doctors just to name a few. Key Features Four Bedrooms: Three spacious doubles and one versatile single room. Luxurious Loft Conversion: Master suite featuring a large ensuite and a walk-in wardrobe. Three Bathrooms: Convenient downstairs WC, a modern first-floor family bathroom, and the loft ensuite. Open-Plan Living with Underfloor Heating: Expansive kitchen, living, and dining area with premium underfloor heating running right through. Fully double-glazed windows throughout,, High-Spec Finish: Sleek design with fully integrated kitchen appliances. Outdoor Living: Beautifully kept garden featuring a summer house and highly coveted side-access. Parking & Commuting: Private driveway parking and within short walking distance to the station. Property Description The Ground Floor Step into this impeccably presented, very tidy family home that effortlessly combines modern luxury with practical living. The heart of the home is the expansive, light-filled open-plan kitchen, living, and dining diner. This entire entertainment space features premium underfloor heating underfoot, adding a cozy, luxurious feel. The kitchen itself boasts a high-spec design with sleek finishes and fully integrated appliances. For added convenience, the ground floor also features a modern downstairs toilet (WC). The First Floor Upstairs, the first floor comprises three well-proportioned bedrooms (two generous double bedrooms and a comfortable single, perfect for a child's room or home office). These rooms are serviced by a contemporary, beautifully finished family bathroom. The Second Floor (Loft Conversion) The crown jewel of the property is the expertly executed loft conversion. This space has been transformed into a spectacular master retreat, complete with a large ensuite bathroom and a dedicated walk-in wardrobe, offering a private sanctuary at the top of the house. Outside Additional Features To the rear, the property opens up to a beautifully maintained garden. A major bonus is the side access, allowing you to get in and out of the back of the garden easily without walking through the house. At the end of the garden sits a fantastic summer house, ideal for a home gym, remote workspace, or a summer entertaining space. The summerhouse benefits from brand new double-glazed windows recently fitted throughout, ensuring excellent energy efficiency and soundproofing . Perfectly situated for families and commuters alike, this home is within comfortable walking distance to the local station. It sits proudly within the highly sought-after catchment area for Ardleigh Green Infants and Junior School and Redden Court Senior School, making it a highly desirable location for families looking to secure an exceptional education for their children....

4

Bed Room(s)

2

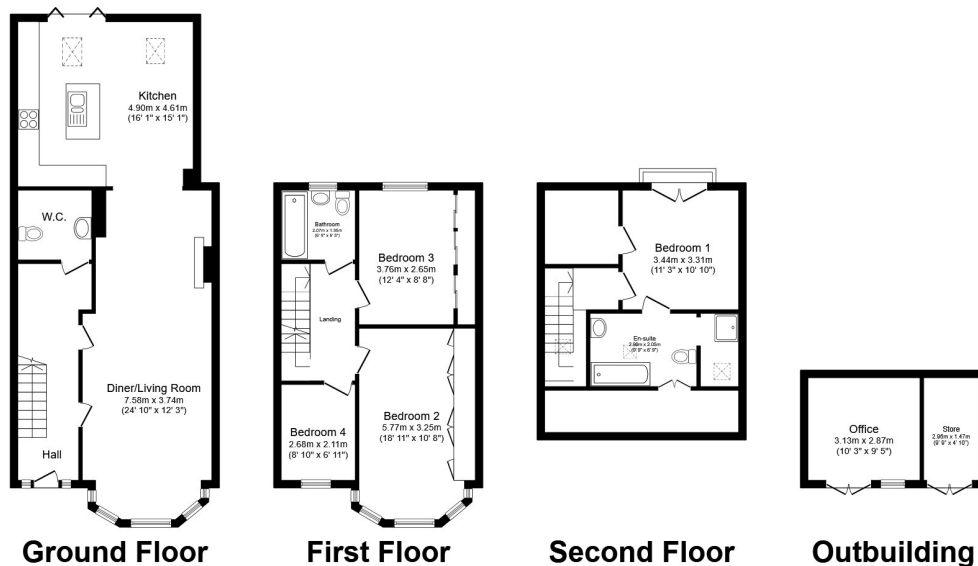
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 160.7 sq.m. (1,730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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