


TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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. Made with MergeX v2021.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	61	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Lyndhurst Drive, Hornchurch £525,000

- THREE BEDROOMS & ADDITIONAL LOFT ROOM
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- 24' BAY FRONTED RECEPTION ROOM
- RE-FITTED KITCHEN & BATHROOM
- MODERN DETACHED GARDEN OUTBUILDING BUILT 2021
- POTENTIAL TO FURTHER EXTEND STPP
- LARGE DRIVEWAY GIVING OFF STREET PARKING FOR FIVE CARS
- CLOSE TO MANY OFSTED RATED OUTSTANDING & GOOD SCHOOLS



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only 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 the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Opaque double glazed windows to front, radiator, under-stairs storage cupboard housing gas and electricity meters and fuse box, laminate flooring, stairs to first floor.

Reception Room

7.33m x 3.9m (24' 1" x 12' 10") > 3.47m (11' 5") Double glazed bay windows to front, feature gas fireplace, radiator, fitted carpet, double glazed windows and uPVC framed double doors to rear opening into:

Conservatory

3.95m x 3.9m (13' 0" x 12' 10") Double glazed windows throughout, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.65m x 2.24m (12' 0" x 7' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, four ringed gas hob, integrated microwave, integrated oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, integrated wine cooler, radiator, laminate splash backs, uPVC framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.

Bedroom One

4.3m x 3.55m (14' 1" x 11' 8") Into double glazed bay window to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.61m x 3.45m (11' 10" x 11' 4") Double glazed windows to rear, radiator, hardwood flooring.

Bedroom Three

2.42m x 2.19m (7' 11" x 7' 2") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.26m x 1.77m (7' 5" x 5' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, P-shaped Jacuzzi bath, rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Skylight window to rear ceiling, built-in storage cupboard, fitted carpet.

Loft Room

4.27m x 4.02m (14' 0" x 13' 2") Into fitted wardrobes, skylight windows to front and rear ceiling with integral blackout blinds, spotlights to ceiling, storage in eaves to front and rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 55ft - Immediate patio area, remainder laid to lawn with artificial grass area to rear, external power points.

Detached Outbuilding / Shed (Built 2021)

Power and lighting, fully insulated.

Front Exterior

Immediate raised patio area, small laid to lawn area, remainder laid to gravel giving off street parking for five cars.