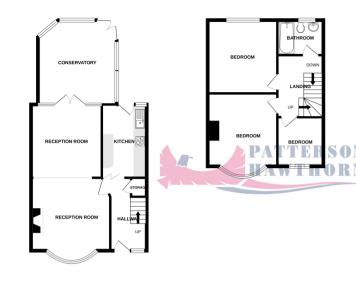
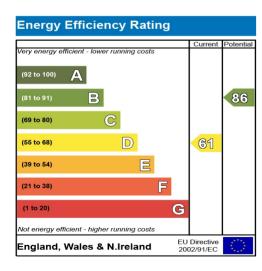
GROUND FLOOR 605 sq.ft. (56.2 sq.m.) approx 1ST FLOOR 442 sq.ft. (41.1 sq.m.) approx. 2ND FLOOR 271 sq.ft. (25.2 sq.m.) approx



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 sq.m.) approx.



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# 01708 500 000

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## 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





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### **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.