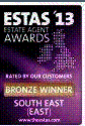




Saunton Road, Hornchurch, Greater London, RM12 4HQ
£800,000



An immaculately presented four bedroom semi detached house that has been extended to provide spacious accommodation throughout. The bespoke kitchen diner has a central island unit and integrated appliances, there is a vaulted ceiling and bifolding doors that overlook the large rear garden. There is a beautifully appointed living room, and a ground floor shower room which is in addition to the first floor family bathroom. In the garden is a large leisure complex which features a kitchen and living area, shower room, steam room and relaxation room complete with Jacuzzi. The property has CCTV and an alarm system, underfloor heating to the ground floor and a beautiful outdoor entertaining area with brick built BBQ.

- IMMACULATE FOUR BEDROOM PROPERTY
- AIR CONDITIONING
- CCTV AND SECURITY ALARM SYSTEM
- SPACIOUS KITCHEN WITH CENTRAL ISLAND UNIT AND INTEGRATED APPLIANCES
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- LEISURE COMPLEX WITH SAUNA AND JACUZZI
- BRICK BUILT BBQ AREA WITH POND BESIDE
- LARGE REAR GARDEN



Ground Floor

Entrance Hall

A double glazed solid wooden door opens onto the good sized hall. which has obscure glazed UPVC windows either side. There is solid wooden floor running throughout which opens to the lounge

Ground Floor Shower Room

Ground floor shower room features a double sink unit with chrome hot and cold mixer taps with storage cupboards below. A large shower enclosure with hot and cold mixer taps, rain/drencher shower head and a Burlington WC with high level flushing system. The tiling extends behind the shower to ceiling height with remaining walls half tiled with a chrome heated towel rail and marble tiled floor.

Lounge



The lounge is a good size drawing light from a wide double glazed window to the front elevation. The central feature of the room is a period fireplace with decorative mantle.. Wooden balustrade staircase to the first floor landing. There are part panelled walls & air conditioning unit.

Dining Room

Dining room is accessed by two wooden glazed French doors. It is a bright spacious area drawing light from 3 almost floor to ceiling bi-fold doors to the rear elevation providing access and views to the rear garden. There is high level part bolted ceiling with 3 Velux windows and a further UPVC double glazed door to the rear garden and patio with a further window to the side.

Kitchen / Breakfast Area

Kitchen is a beautiful handmade bespoke kitchen with a tall dressing unit with fluted columns and display glass shelves and doors. There is a central island unit with a breakfast area, a double butler sink unit with hot and cold mixer taps. There are storage cupboards and drawers below with a 7

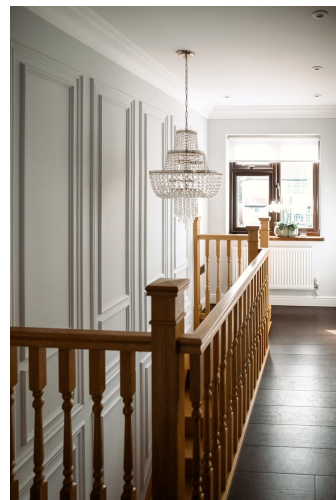
ring range Smeg range cooker with extractor fan above. To the side there is an integrated Bosch coffee machine and microwave unit. Also there is an integrated fridge/freezer, an integrated washer/dryer, underfloor heating running throughout. There is a door leading to the garage,



First Floor

First Floor Landing

Part galleried landing draws light from a double glazed window to the front elevation with a radiator below and decorative panelled walls. There is access to loft storage unit.



Bedroom One



Located at the rear of the property with a wide window to the rear elevation with a radiator below. Walls are decorative panelled with coved corners to flat plastered ceilings.

Bedroom Two

Located at the front of the property boasting a wide walk in bay window to the front elevation with a radiator below and decorative coved corners to flat plastered ceilings.

Bedroom Three

Situated at the front of the property with UPVC double glazed windows to the front elevation and radiator below. One wall has fitted wardrobe cupboards comprising of 2 doors & 3 drawers. There is also a fitted desk area with book shelving above.

Bedroom Four

Room is currently being used as a walk in wardrobe/dressing area fitted with numerous cupboards and drawers. There are additional deep storage cupboards and a window to the front elevation with a radiator below and views across the beautiful appointed rear garden.

Family Bathroom

Fitted with a panelled bath with hot and cold mixer taps and a thermostat controlled hot and cold shower valve above with drencher/rain shower head. Bathroom also comprises of a large free standing sink unit with hot and cold mixer taps and storage cupboards below. There is a WC with concealed cistern and storage cupboard above with a window to the rear elevation. Marble tiled floor throughout and a chrome heated towel rail.



Exterior

Rear Garden

The rear garden has been beautifully appointed and landscaped featuring an impressive leisure outbuilding at the end of the garden. Running along the width of the property at the rear is a deep patio area with block paving foot path and raised flower beds to either side running the length of the garden. There is a separate patio area with a freestanding swimming pool. The main garden is principally to lawn.



Leisure Building

The Outbuilding has a covered outdoor kitchen area with built in BBQ, metal frame gazebo with pitched roof and an

outdoor patio heating and lighting system with net sides. The outbuilding itself is of considerable size with undercover seating area, double glazed UPVC bi-fold doors leading to the annex area. There are 2 wooden steps that lead down to the main sitting area. This area has a built in kitchenette with integrated washing machine/dryer, a 4 ring gas hob with extractor fan above, a stainless steel sink unit with drainer and hot and cold mixer taps. Also has matching eye level wall cabinets and 2 double banked radiators. A wooden door leads through to the fully wood panelled changing room area with high level storage shelf unit and coat hooks, the door opens to toilet comprising WC with concealed cistern, wash hand basin with storage unit below and mirrored cabinet above. There is a mirrored window to the front elevation and a hand radiator. Smoked glass door opens to the sauna which has a built in timber bench unit and double shower cubicle with bucket pull drenchers. Window to the front elevation. All walls have been tiled to ceiling height, a further glazed smoked door opens to actual sauna area. 2 steps lead up to the hot tub, wash hand basin, and, bi-fold doors to 3 sides, there is also a further door to the front elevation.



Front Garden

The property is approached via a driveway with off street parking for 2 vehicles.

Garage

The garage is accessible from the kitchen with tiled floor and a deep storage cupboard with a wall mounted boiler and mega flow system. There is a remote control electric roller shutter door with power and light connected.



PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

