



Guardian Close, Hornchurch, RM11 1FT

£699,995



Situated on the popular St Leonard's Hamlet estate is this beautiful three bedroom detached house that has been greatly improved by the present owner. At the rear of the property is a spacious kitchen, dining and living area that has been fitted with a contemporary white gloss kitchen with range oven and integrated appliances. Additionally there is a separate living room, study and ground floor cloakroom. The bathroom has been recently replaced and is beautifully appointed and one of the bedrooms has been fitted with an extensive range of wardrobes to form a dressing room. In the garden is an outbuilding which is divided into two rooms, one of which is complete with a hot tub that is available by separate negotiation.

- IMMACULATEDLY KEPT THROUGHOUT
- SPACIOUS THROUGHOUT WITH TASTEFUL DECOR
- USEFUL GARDEN OUTBUILDING DIVIDED INTO TWO ROOMS
- AIR CONDITIONING
- POPULAR RESIDENTIAL LOCATION
- BEAUTIFULLY APPOINTED BATHROOM
- EN-SUITE SHOWER ROOM



Ground Floor

Hall



4.96m x 1.82m (16' 3" x 6' 0") The entrance hallway has a staircase that turns and rises to the first floor landing with a double glazed window that faces the side. There are white tiled floors which continue into the kitchen. Recessed spot lights to the ceiling, radiator with decorative cover and storage cupboard beneath the stairs.

Cloakroom



1.79m x 1m (5' 10" x 3' 3") Fitted with a concealed cistern WC and a wall mounted vanity wash hand basin with drawer unit beneath. The walls are partly tiled.

Kitchen/Conservatory

5.33m x 5.65m (17' 6" x 18' 6") The kitchen is fitted with an extensive range of white gloss fitted units to both base and eye levels with black square edged work surfaces that extend along three sides and form a breakfast bar on one side. Integrated appliances include a dishwasher and microwave, there is also a large range oven and space for a fridge freezer. Recessed spot lights to the ceiling. Beyond the kitchen is a conservatory

which has direct access onto the rear garden and provides lots of space for a seating area. A square arch opens to:



Dining Room

3.69m x 2.46m (12' 1" x 8' 1") The dining room has a continuation of the tiled flooring from the kitchen, there are French doors that open onto the garden and an obscure double glazed window to the side. There is a contemporary vertical radiator and a air conditioning unit mounted to the wall.



Study

2.46m x 2.35m (8' 1" x 7' 9") Situated at the front of the property there is a double glazed window with radiator set below, recessed spot lighting to the ceiling and a continuation of the tiled flooring from the dining room.



Living Room



3.3m x 4.73m (10' 10" x 15' 6") French doors open onto the living room which has views over the front of the property via a walk in bay window, also a further double glazed window to the side. There is a recess on the wall which accommodates a television installation.

First Floor

Landing

2.07m x 4.73m (6' 9" x 15' 6") The landing has access to the loft storage space, an airing cupboard and a further storage cupboard.



Master Bedroom

4.74m x 3.15m (15' 7" x 10' 4") double glazed windows to the side and front, radiator, recessed spot lighting and air conditioning.



Bedroom 2

3.3m x 2.74m (10' 10" x 9' 0") Double glazed window with radiator set below, recessed spot lighting.



Bedroom 3



2.43m x 5.05m (8' 0" x 16' 7") Currently used as a dressing room with an extensive range of fitted wardrobe units and dressing table with drawers. There is a double

glazed window to the rear with radiator set below.

En Suite



1.87m x 1.77m (6' 2" x 5' 10") Large walk in corner shower enclosure with wall mounted temperature and pressure controls, vanity wash hand basin with cupboards and drawers beneath, close coupled WC. The walls are partly tiled, there is an obscure double glazed window that faces the front and a radiator.

Bathroom



2.43m x 5.05m (8' 0" x 16' 7") The bathroom has been beautifully appointed with a wall mounted vanity wash hand basin with cupboards beneath, a large shaped bath with wall mounted shower and glazed screen, and a WC. The walls and floors are fully tiled, there is recessed spot lighting, an obscure double glazed window and heated towel rail.

Exterior

Rear Garden

11.13m x 7.82m (36' 6" x 25' 8") The rear garden commences with a paved patio area which stretches the width of the property and steps up to the remainder which is laid with artificial turf. There is a decking area

and a large outbuilding which is divided into two rooms.



Front garden

A block paved driveway provides off street parking, there is a border that is planted with trees and shrubs.



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. References 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.

Garden Room 1

5.4m x 5.72m (17' 9" x 18' 9") A large room with a window overlooking the garden, there is a hot tub which is available by separate negotiation. Door leads to:



Garden Room 2

3.21m x 3.34m (10' 6" x 10' 11") A good sized room which could have a variety of uses.