



Keith  
Ashton

Cranham Road,  
Hornchurch



## 18 CRANHAM ROAD Hornchurch, RM11 2AA

Set behind electric security gates is this contemporary, five year old chalet property which has been finished to an excellent specification throughout and offers spacious room dimensions. Perfectly positioned within walking distance of both Gidea Park and Romford mainline stations which are part of the Crossrail route, with fast trains into London. There are also local shopping facilities close by, along with the Royal Liberty Secondary school for boys, and a 5 minute walk to the Frances Bardsley Academy for Girls School. The property offers three double bedrooms, one of which is located on the ground floor, with the master bedroom having an en-suite. Also comprising : a bright and modern lounge with access to the garden, well fitted kitchen, ground floor cloakrooms and a first floor family bathroom. The property has gas central heating via radiators and UPVC double-glazing throughout. Offered for sale with no on-going chain.

- THREE BEDROOMS (ONE TO GROUND FLOOR)
- NATURALLY BRIGHT LOUNGE
- FINISHED TO AN EXCELLENT SPEC THROUGHOUT
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- SECURE PARKING FOR SEVERAL CARS
- KITCHEN / BREAKFAST ROOM
- NO ONWARD CHAIN



Guide Price £580,000



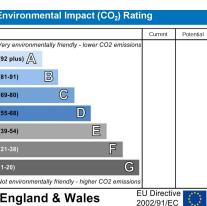
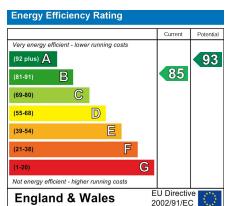
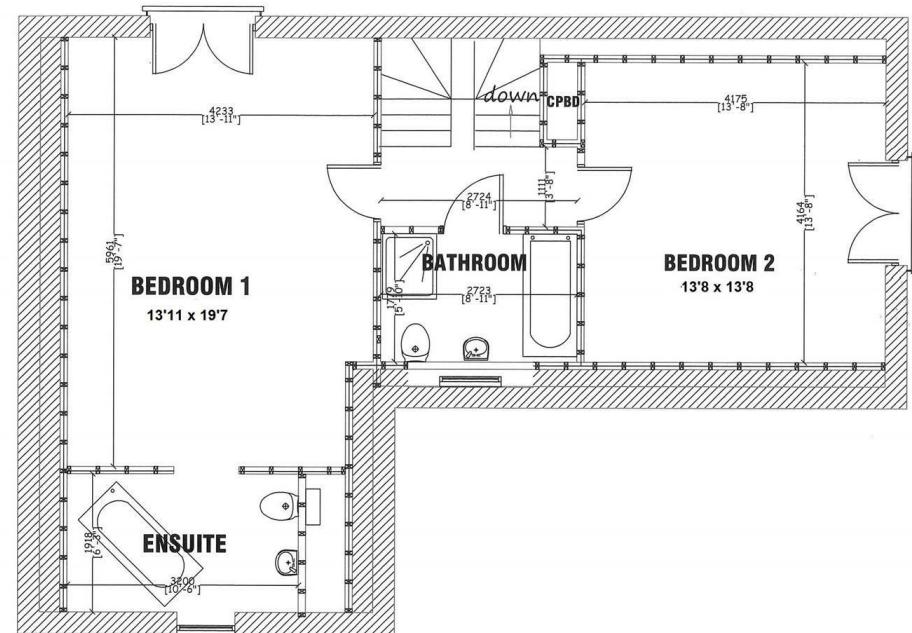
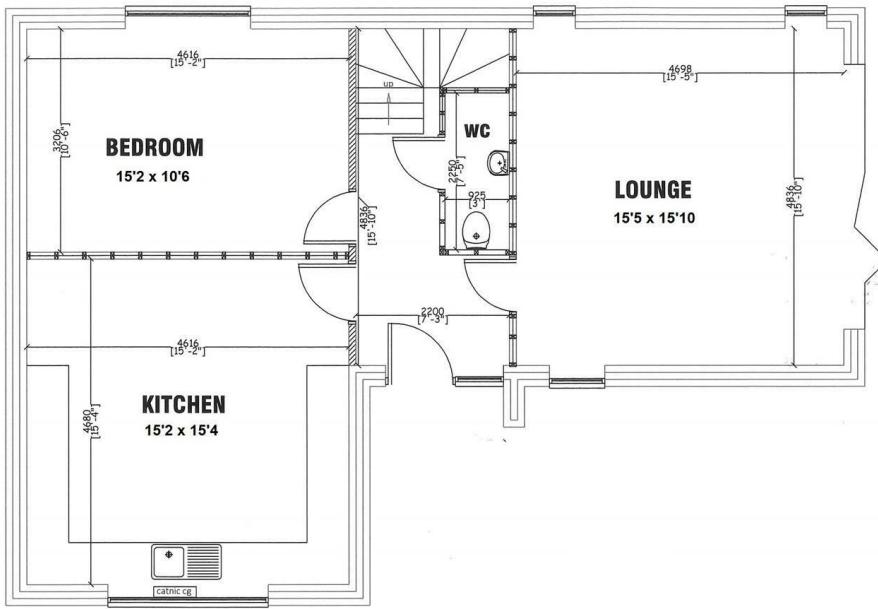
## Description

There is an access road/driveway from Cranham Road which leads to the property which in turn is accessed via electric security gates. The front driveway is paved and offers secure parking for several vehicles. You enter the property via a modern UPVC Double-glazed front door which leads into the hallway which has access to all ground floor rooms and stairs leading to the first floor. There is a ground floor cloakroom/wc with tiled flooring and a modern white suite. Off to the right of the hallway you have access into a lovely lounge. This room is a beautifully bright, modern room and has windows to both sides of the room along with bi-folding doors which lead out onto the rear garden. The kitchen / breakfast room has been fitted in a range of gloss wall and base units and include a range of integrated appliances and has a solid brickwork feature wall. There is a water fed underfloor heating system throughout the ground floor.

The property has three double bedrooms, one of which is located on the ground floor. First floor bedroom one is of a good-size measuring 19'7 x 13'11 max, however viewers should note there is some restricted head height. There are double French doors which lead to a Juliet balcony overlooking the rear of the property and access to an en-suite bathroom with modern white suite. Bedroom two also has double French doors which open to a Juliet balcony, again this room has some restricted head height. Also on this level you will find a modern family bathroom which is fitted in a four piece white suite, including separate shower cubicle.

Externally the property offers a secure and easy to maintain rear garden which is laid to lawn, with pathway down one side of the garden which leads to a patio area at the bottom of the garden. There is side pedestrian access through to the front of the property. A storage/garage is currently being finished which is situated on the front drive, out of sight being 4metres wide by 1.2 metres deep and 2.4 metres high.





#### SERVICES:

Local Authority: Hornchurch  
Council tax band:  
Post code: RM11 2AA

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

