



Christopher Close
Hornchurch RM12 6RF
£520,000

Christopher Close, Hornchurch, RM12 6RF

This stunning semi-detached three bedroom home is conveniently located within walking distance of Hornchurch Train Station and Scotts Primary School (Ofsted rated 'Outstanding'). The property has been significantly improved and currently benefits from planning permission for a rear extension, providing ample potential for further development (Application number: P1451.20)

Upon entering the property you are welcomed by a bright entrance hall leading to a study with an oriel bay window and a lounge with hard flooring. Both rooms feature fitted shutters.

The newly fitted kitchen is furnished with quartz worktops and tiled flooring, and equipped with a range of fitted appliances. The kitchen also allows entrance to a beautifully finished shower room and the conservatory, to give direct access to the rear garden.

On the first floor, a carpeted landing provides access to a loft, airing cupboard, three generously sized bedrooms and bathroom. All three bedrooms feature fitted shutters and carpets, with the principle and third bedroom gaining from fitted wardrobes. The lavish bathroom features tiles to the walls and floor, completed with a WC, wash hand basin and paneled bath with a shower over.

Externally, the property boasts a paved driveway to the front which provides off-street parking for multiple vehicles as well as a side entrance to the rear of the property. The rear garden comprises of patio areas to the front and rear with artificial grass to the center, providing ample space for outdoor relaxation and socializing.

Overall, this property offers a homely living space in a great location, with the potential for further development, making it a home that can grow with your needs.

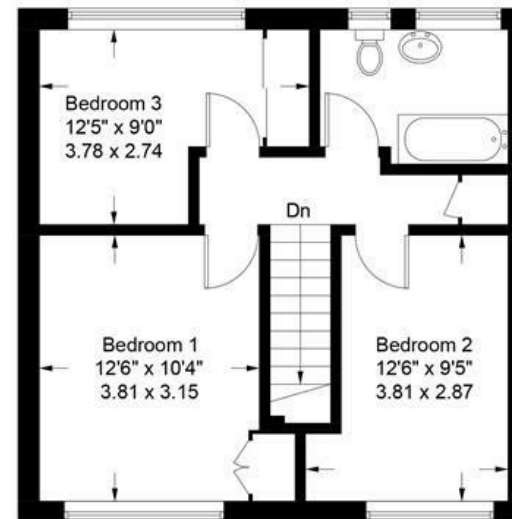
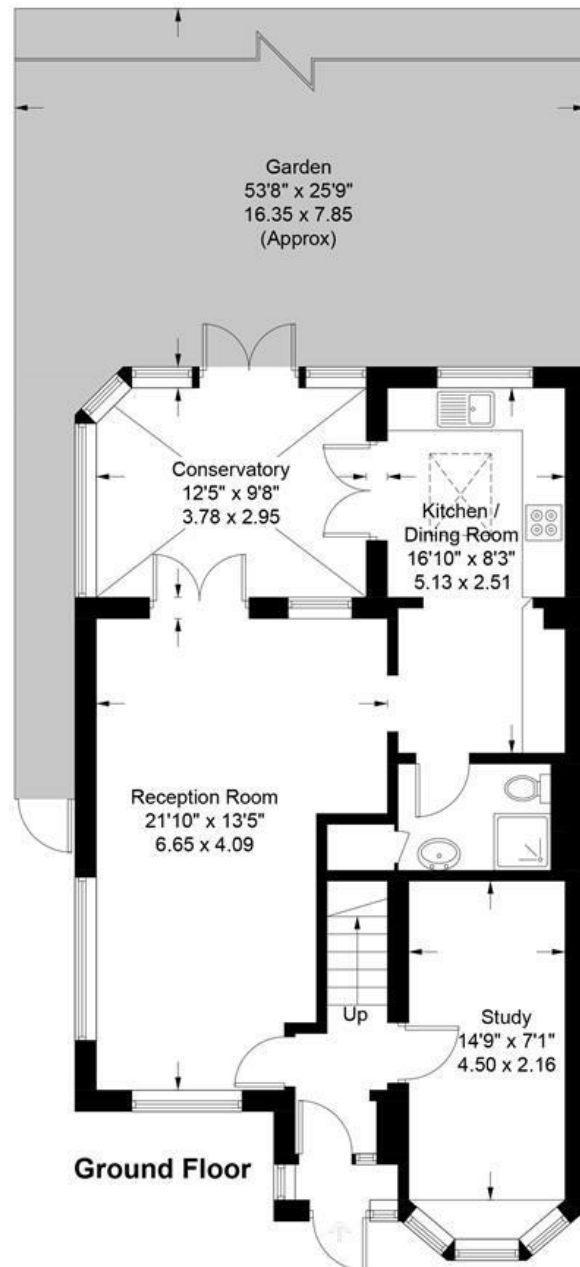


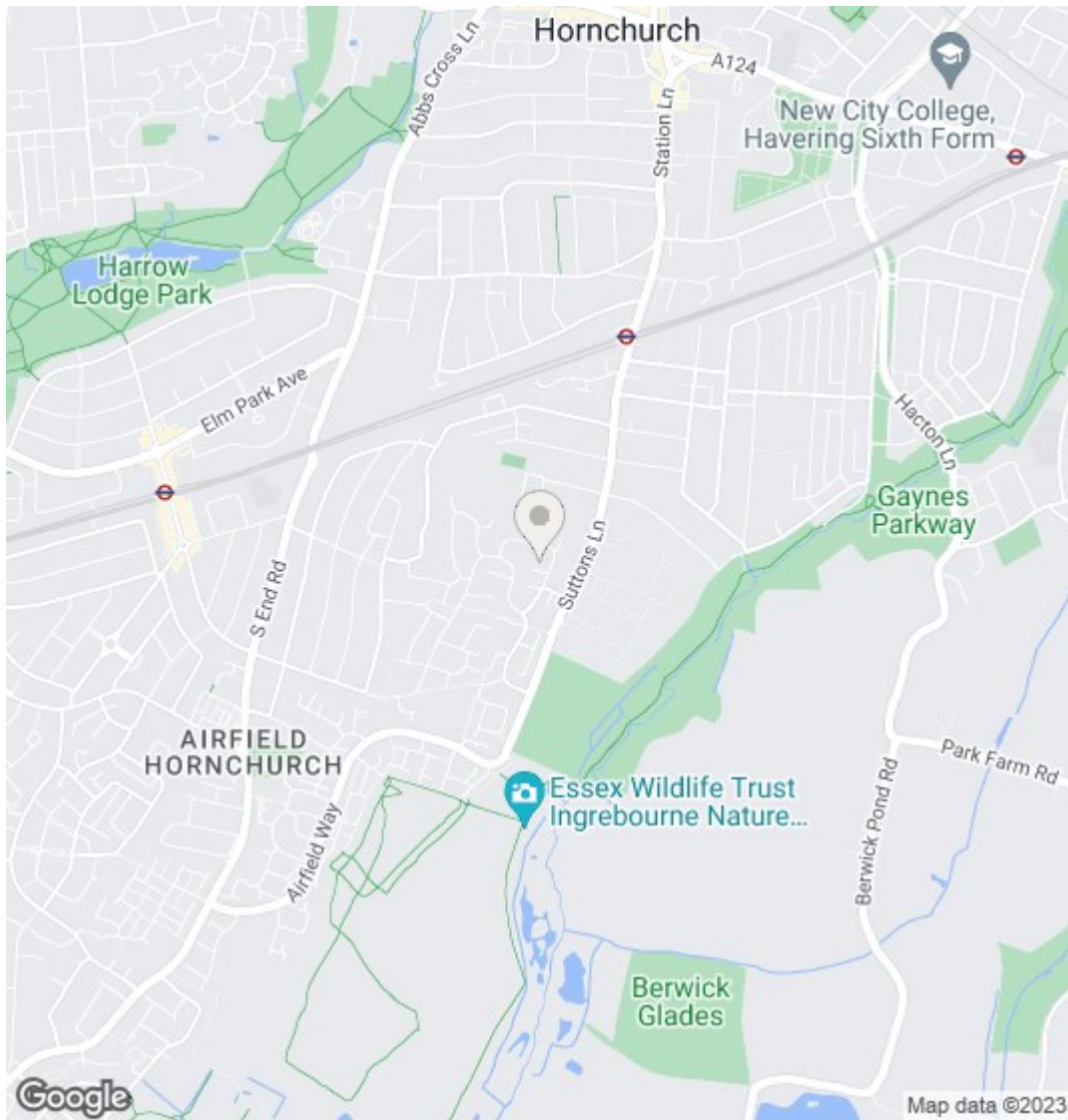






Approximate Gross Internal Area = 1246 sq ft / 115.8 sq m





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

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