



Hornchurch Asking Price £850,000



Hilbery
Chaplin
ESTABLISHED 1894

A eye catching three/for bedroom chalet style bungalow on a plot of approximately 0.29 of an acre

Occupying a highly regarded position on the edge of Emerson Park, this detached chalet-style bungalow is situated within the sought-after Wingletye Lane and offers flexible and well-proportioned 3/4 bedroom family accommodation, set on an impressive plot of approximately 0.29 acres.

The property enjoys a versatile layout, with the ground floor featuring an L-shaped living room overlooking the mature and established rear garden, a further reception room which could serve as a fourth bedroom, a shower room/WC, and a generously sized fitted kitchen/breakfast room. The kitchen provides direct access to the double garage, while the spacious principal bedroom is also located on the ground floor.

To the first floor, a large landing leads to two further double bedrooms, providing excellent family accommodation.

Externally, the property benefits from a substantial rear garden, ample off-street parking, and a double garage. Offering significant scope for extension and further enhancement (subject to the necessary planning consents), this is an excellent opportunity for purchasers seeking to create a bespoke family home in one of Hornchurch's most desirable locations.

Offered for sale with no onward chain.

Council Tax Band G

E.P.C. rating E

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916



Location

Wingletye Lane occupies a highly desirable position on the edge of the prestigious Emerson Park area, one of Hornchurch's most sought-after residential locations. The property is ideally situated for families and commuters alike, offering a blend of suburban tranquillity and excellent connectivity.

Hornchurch town centre is within easy reach and provides a wide range of shops, cafés, restaurants and everyday amenities. For commuters, both London Underground District Line services from Hornchurch Station and mainline rail services from Emerson Park Station are conveniently accessible, providing straightforward links into the City, Canary Wharf and Central London. The nearby A127, A12 and M25 also offer excellent road connections across Essex and London.

The area is particularly popular with families due to its proximity to a number of highly regarded schools, including The Champion School, Hall Mead School and Emerson Park Academy, together with a selection of well-regarded primary schools.

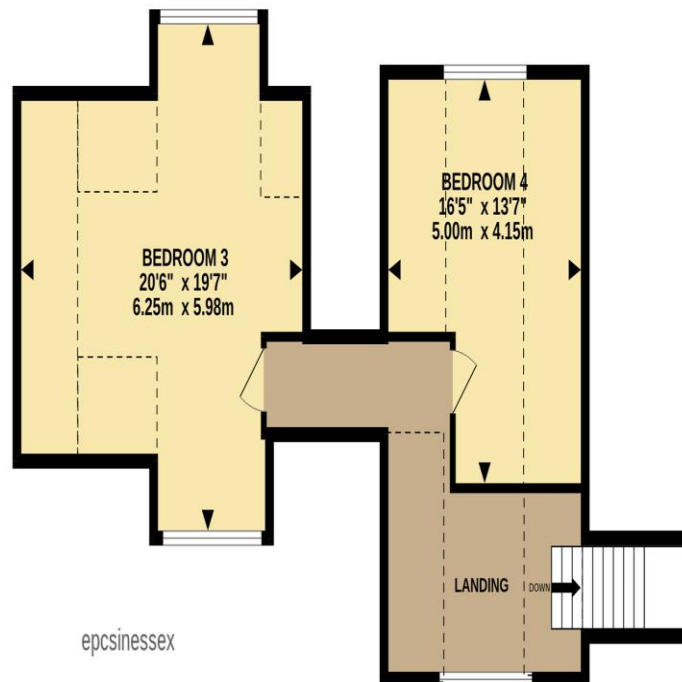
The combination of excellent transport links, highly regarded schooling, extensive leisure amenities and a prestigious residential setting makes this an outstanding location for family living.



Ground Floor
1445 sq.ft. (134.2 sq.m.) approx.



1st Floor
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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