



Wingletye Lane, Hornchurch, Essex RM11 3BU
£650,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in the highly sought-after Wingletye Lane, on the edge of Emerson Park, is this extended three-bedroom semi-detached family home, presented in good decorative order throughout and offering excellent potential for further enlargement, subject to the necessary planning consents.



The accommodation comprises a spacious lounge, separate dining room and a well-proportioned kitchen, whilst to the first floor are three good-sized bedrooms and a family bathroom. The property has been well maintained by the current owners, allowing an incoming purchaser to move straight in while also offering scope to create additional accommodation to suit growing family needs.

Externally, the property enjoys an attractive rear garden measuring approximately 70' in length, providing ample space for children to play, outdoor entertaining or future extension potential. To the front, there is a private driveway leading to a garage, providing off-road parking.

The location is a particular feature of this home, positioned within easy reach of Horchurch High Street and benefiting from excellent road links via the A127 and M25. The property also falls within the catchment area for the highly regarded Nemes Primary School, rated Outstanding by Ofsted, and The Champion School, making it an ideal choice for families.

An excellent opportunity to acquire a spacious family home in one of Hornchurch's most desirable residential locations.

FIRST FLOOR

Master Bedroom 13'9 x 12 (4.19m x 3.66m)

Built-in shower cubicle

Bedroom Two 11'10 x 10'6 (3.61m x 3.20m)

Bedroom Three 10'9 x 7'4 (3.28m x 2.24m)

Family Bathroom

Landing

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge 22'5 x 11'6 (6.83m x 3.51m)

A lovely light room, extended, and overlooking the rear garden.

Dining Room 14'3 x 10'9 (4.34m x 3.28m)

Kitchen 11'1 x 10'9 (3.38m x 3.28m)

EXTERIOR

Front

Set back from the road, Driveway leading to:

Garage

Rear Garden approx 70' (approx 21.34m)

Agents Note

There is excellent potential to create further accommodation either using the existing space or by adding a loft conversion as others have done to similar neighbouring properties. As always, subject to gaining the necessary planning consents.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the

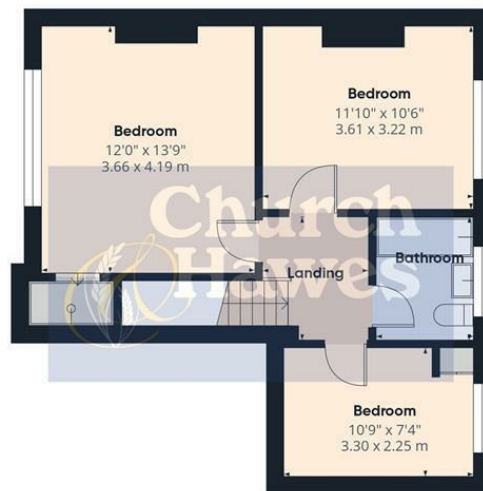
parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1101 ft²
102.2 m²

Reduced headroom

2 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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