



HORNCHURCH

GUIDE PRICE £800,000 - £825,000



The Property

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Situated on the highly sought-after Wingletye Lane, this attractive detached four-bedroom chalet bungalow occupies a substantial plot, set back from the road behind a gated frontage and benefiting from a mature, private rear garden.

The property offers spacious and versatile accommodation, including a reception hall, living room, family room, dining room, kitchen/breakfast room, utility room, shower room/WC, family bathroom, and a fourth bedroom to the ground floor. The first floor comprises an impressive principal bedroom, two further bedrooms, and a separate WC.

Externally, a gated driveway provides ample off-street parking, while the secluded rear garden offers excellent depth, a patio area, barbecue space, and side access, making it ideal for outdoor entertaining.

We understand that the property previously benefited from Prior Approval from London Borough of Havering under reference Y0304.22 for a single-storey rear extension, offering potential for further enhancement, subject to any necessary consents.

An excellent opportunity to acquire a spacious family home in a highly desirable location.

EPC Rating: E

Council Tax Band: G

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

Detached Four Bedroom Chalet Bungalow on a Generous Secluded Plot



Location

Situated within the prestigious Emerson Park area of Hornchurch, Wingleye Lane is one of the borough's most sought-after residential addresses, renowned for its attractive surroundings, substantial family homes and excellent amenities.

The area is particularly popular with families due to its proximity to a number of highly regarded schools, including The Champion School, Sacred Heart of Mary Girls' School, Emerson Park Academy and Nelmes Primary School.

Hornchurch town centre is within easy reach and offers an excellent selection of shops, cafés, restaurants and everyday amenities, whilst nearby The Liberty Shopping Centre provides more extensive retail and leisure facilities.

For commuters, nearby Emerson Park railway station, Upminster station and Romford station offer excellent connections into Central London and beyond.

The area also benefits from a range of recreational facilities, with Harrow Lodge Park, Langtons Gardens and a variety of sports and leisure facilities all close at hand.

Combining excellent schools, convenient transport links, plentiful amenities and attractive green spaces, Emerson Park continues to be one of Havering's most desirable residential locations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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