



Warren Drive, Hornchurch, RM12
£700,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

Positioned just 0.5 miles from Elm Park station is this beautifully presented, extended five bedroom semi-detached house. Amassing over 1,400 sq. ft., the home boasts two reception rooms, kitchen / diner and a shower room to the ground floor, whilst spread across the two upper levels there are five bedrooms, an en-suite and family bathroom. Externally, there is off street parking, side gate access and a 78' rear garden. The property also backs onto the beautiful Harrow Lodge Park.

Upon entering the home, you are greeted with a welcoming hallway and stairs rising to the first floor.

Measuring 17'10 in depth, the principal reception room is beautifully decorated with neutral tones. Further features include deep skirting, a charming centre fireplace with log burner and wooden flooring underfoot.

Double doors open onto the stunning kitchen / diner which spans the rear of the home and comprises numerous wall and base units, ample worktops, a centre breakfast island and room for essential appliances. Bi-folding doors open onto the rear garden and flood the space with an abundance of natural light.

Accessed off the hallway is the second reception room, which can be used as a study, playroom, TV room, snug, or formal dining room.

Completing the ground floor footprint is the modern shower room and W/C.

Heading upstairs, there are three large double bedrooms and a further single bedroom. All four bedrooms are nicely presented throughout.

Also located on this floor is the internal layout is the family bathroom.

The loft has been converted to provide a large master bedroom with ample fitted wardrobes and its own en-suite shower room.

Externally, to the front there is off street parking via the driveway wst a shared driveway leads to the side gate access.

The unoverlooked 78' rear garden commences with a decking area, with the remainder mostly laid to lawn.

Viewing is highly recommended to fully appreciate all this family home has to offer.

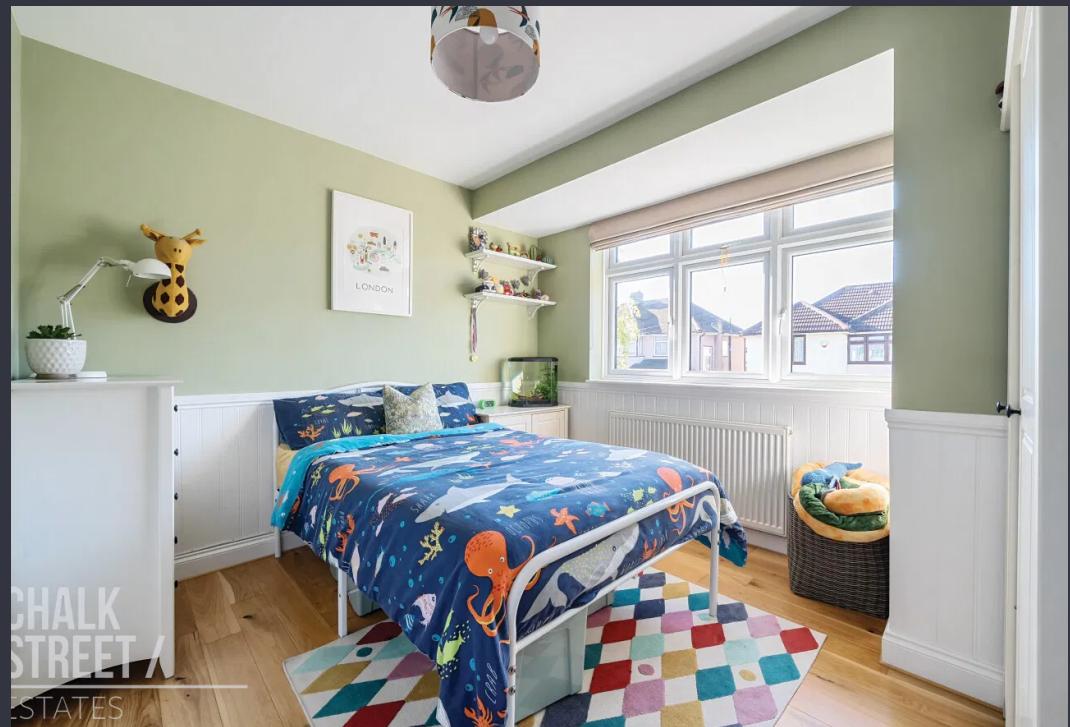
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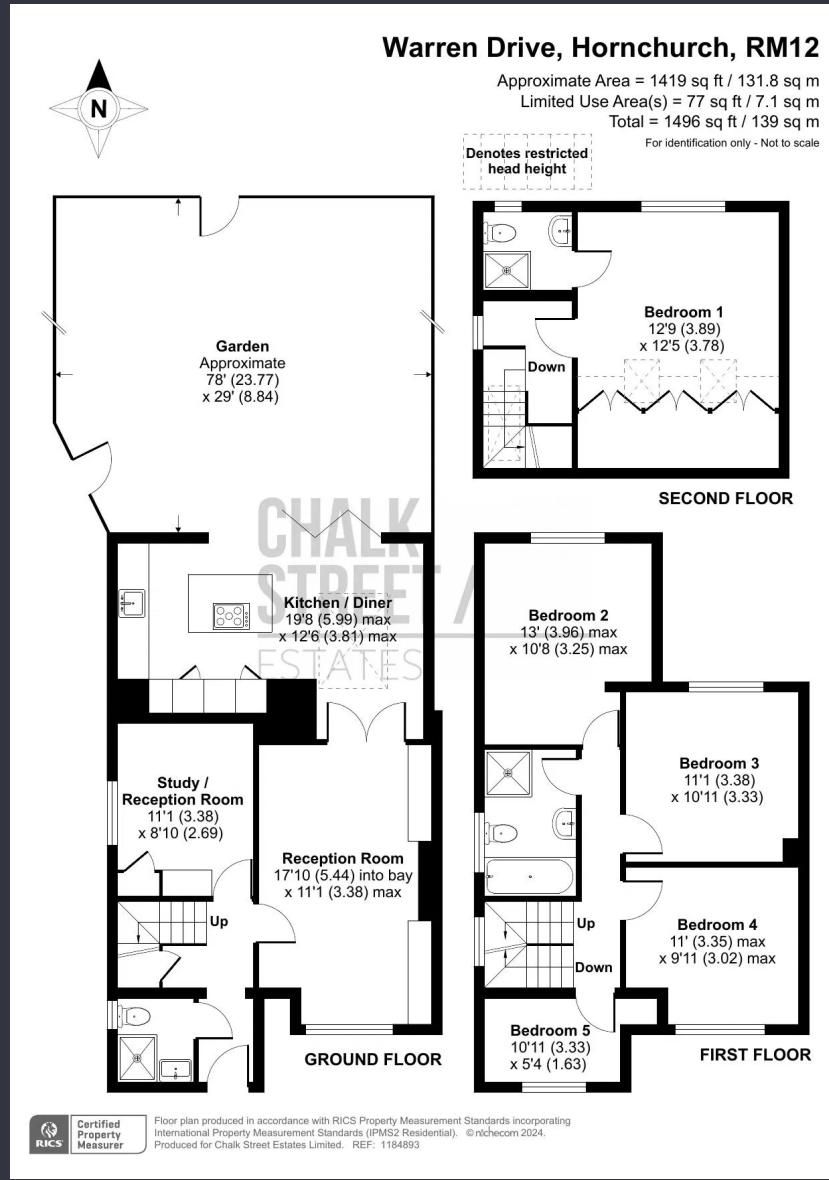


- Five Bedrooms
- Semi-Detached House
- Extended To The Front & Rear
- Spacious Reception Room
- Open Plan Kitchen / Diner
- Ground Floor Shower Room
- Loft Conversion With Master Bedroom & En-Suite
- Off Street Parking With Side Access
- 78' Rear Garden
- 0.5 Miles from Elm Park Underground Station









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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