



Lindsey Way, Hornchurch, RM11

£850,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Ideally located within a quiet cul-de-sac of just 10 properties, and just 0.5 miles from Gidea Park Elizabeth Line station, is this three bedroom detached house.

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

Drawing light from the large bay window to the front elevation is the spacious reception room. Nicely decorated with neutral tones, further features include a centre fireplace, deep skirting, decorative cornice and carpet underfoot.

Positioned off the hallway, the separate kitchen comprises numerous wall and base units, ample worktop space, room for essential appliances, dual aspect windows and a single door providing external access to the rear garden.

Measuring 11'6 x 11'6, the dining room is well maintained and opens onto the bright and airy conservatory.

Heading upstairs, there are three double bedrooms, all fitted with Amtico herringbone flooring and offering ample wardrobe and storage space. The third bedroom is currently arranged as a home office.

Completing the internal layout is the well appointed family bathroom, fitted floor-to-ceiling with Spanish porcelain tiles and furnished high-end sanitaryware from VitrA, Roper Rhodes and Merlyn.

Further benefits of the home include a state of the art unvented water system and boiler installed in 2022.

Externally, to the front, there is off street parking via the driveway and access to the integral garage. There is also a well maintained front lawn and side gate access to the rear.

The rear garden commences with a large patio with the remainder mostly laid to lawn with various shrubbery borders.

Additionally, the property benefits from previously approved planning permission (Ref: P0319.22), presenting an excellent opportunity for buyers to extend and reconfigure the home to suit their needs. The approved scheme allows for enlargement of the existing footprint, enhancing living accommodation and overall functionality, ideal for growing families or those seeking open-plan living.

Viewing is highly recommended to fully appreciate this family home.





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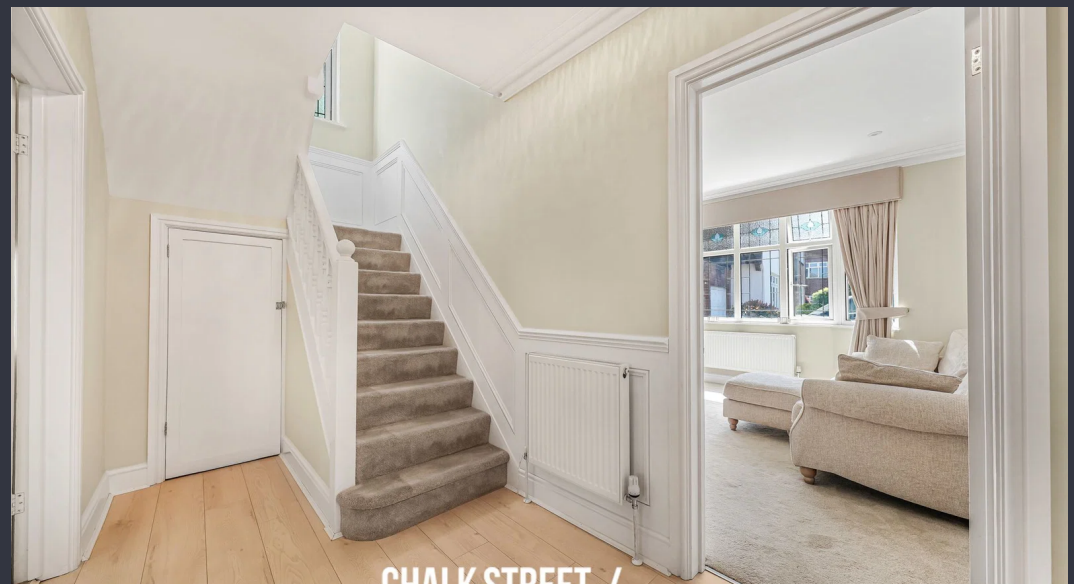
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- Three Bedroom Detached House
- Separate Kitchen and Dining Room
- Well Appointed Family Bathroom
- Conservatory
- Garage
- Off Street Parking
- Side Gate Access
- Approved Planning Permission (Ref: P0319.22)
- Quiet Cul-De-Sac Location
- 0.4 Miles From Gidea Park Elizabeth Line Station

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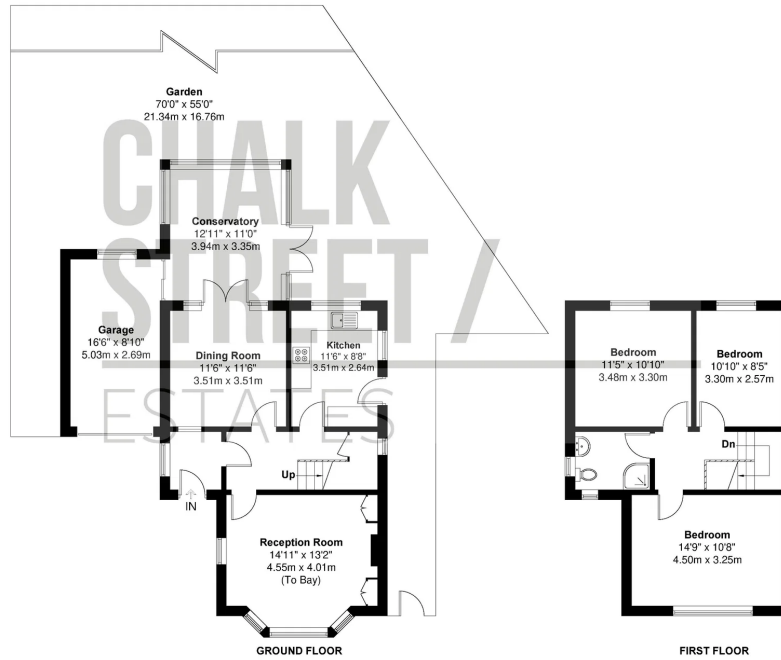
## Lindsey Way, Hornchurch, RM11

Approximate Area = 115.2 sq m / 1240 sq ft

Garage Area = 13.6 sq m / 146 sq ft

Total = 128.8 sq m / 1386 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



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