



Stanley Road, Hornchurch, RM12

Offers Over **£850,000**

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 3**

**Guide Price £875,000 - £900,000**

Drummers Cottage is a beautiful Victorian residence, offering light and airy accommodation with high ceilings, tasteful décor and a wealth of period features, creating a wonderful sense of space and grandeur. This unique four-bedroom detached house provides over 1,900 square feet of accommodation arranged across three floors. In brief, the ground floor comprises three large reception rooms and a kitchen, while the first floor offers four bedrooms and a family bathroom. The property also benefits from a large basement room with WC, off-street parking, and a mature, totally private 66 ft rear garden.

Situated within the popular Hornchurch area, the property is within walking distance of Hornchurch Underground Station, providing excellent transport connections, as well as Hornchurch High Street, which offers a wide range of shops, restaurants, and amenities. Hornchurch also boasts wonderful parks, ideal for country walks, along with Hornchurch Sports Centre and Queen's Theatre.

Upon entering the home via the delightful front door with surrounding decorative glass fanlights, the bright and airy hallway boasts impressive dimensions with high ceilings, original cornicing and a large cast iron column radiator.

Positioned at the front of the property is the living room. Measuring 15'5" x 13'11", the room is decorated in neutral tones and benefits from deep skirting, decorative cornicing, a large ceiling rose, plus an exposed brick fireplace and log burner. The impressive bay window to the front elevation floods the room with an abundance of natural light.

Leading through, the second reception room is located at the heart of the ground floor and is currently used as a dining room, given its proximity to the adjoining kitchen.

The entire space is perfect for modern living, with the dual-aspect 18 ft kitchen benefiting from an abundance of above and below storage, worktops to three sides, various integrated appliances, a large double pantry, butler sink and views over the rear garden. Access to the rear garden is provided via a charming stable door, opening immediately onto a generous patio area.

Completing the ground floor footprint is the third reception room, also located at the rear of the home and currently arranged as a family room. Measuring 17'11" x 12'2", this versatile space enjoys pleasant views over the rear garden, with patio doors opening directly onto the outside space.

Stairs from the hallway lead down to the basement, which benefits from a WC and provides a 19' x 11'3" space currently used as a music room / utility room. This wonderful space is fully functional, with central heating, power and lighting, and offers an ideal area for a cinema room, gym, home office or games room.





Heading up to the first floor, there are three double bedrooms and a single bedroom, with bedrooms one, two and three boasting built-in wardrobes. Each room is beautifully presented, offering a perfect mix of traditional and modern features, including sash windows throughout, column radiators, original fireplace surrounds, and ornate fireplaces to two of the bedrooms.

Completing the internal accommodation, the vast family bathroom comprises a freestanding bathtub, walk-in shower, large double vanity unit with 'his and hers' hand basins, and a built-in linen closet.

Externally, there is off-street parking for two vehicles to the front via the large brick-paved driveway, with lighting to the front and side gate access through to the private rear garden.

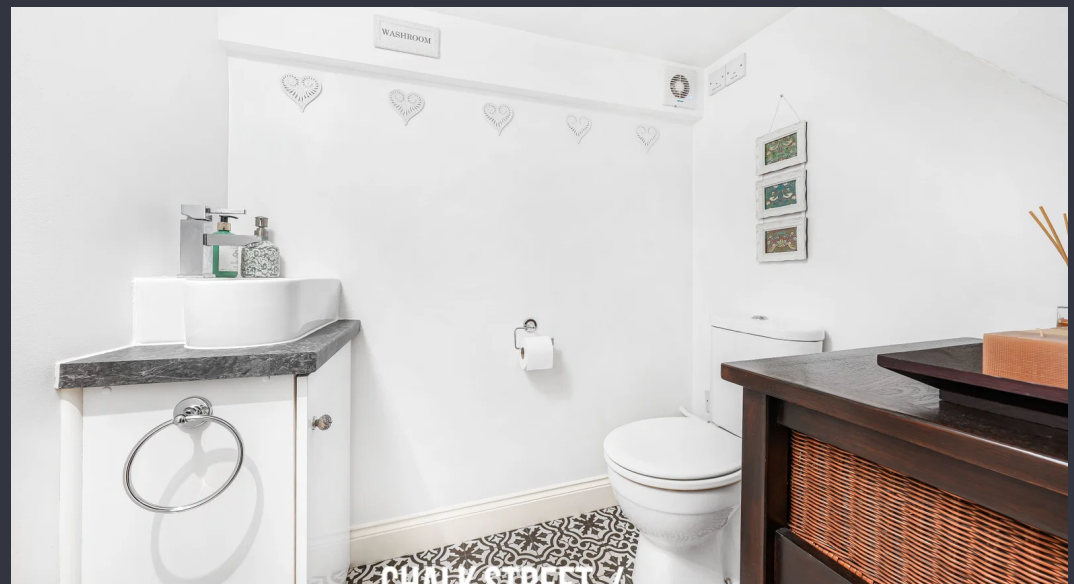
Commencing with a generous stone patio, the totally private and unoverlooked 66' rear garden is mostly laid to lawn, with a variety of established planting throughout and external lighting to the rear. A large raised decking area at the base of the garden houses a charming garden outbuilding.

Viewing is advised to fully appreciate everything this substantial and beautiful period family home has to offer.

**According to the vendor / Material Information:**

- Heating: Gas Central Heating
- Broadband: Connected, supplier understood to be Sky
- Mobile Coverage: Vendor advises there are no known signal issues
- Sewerage: Mains drainage understood

Prospective purchasers should note that the property is situated adjacent to a localized electrical utility substation.





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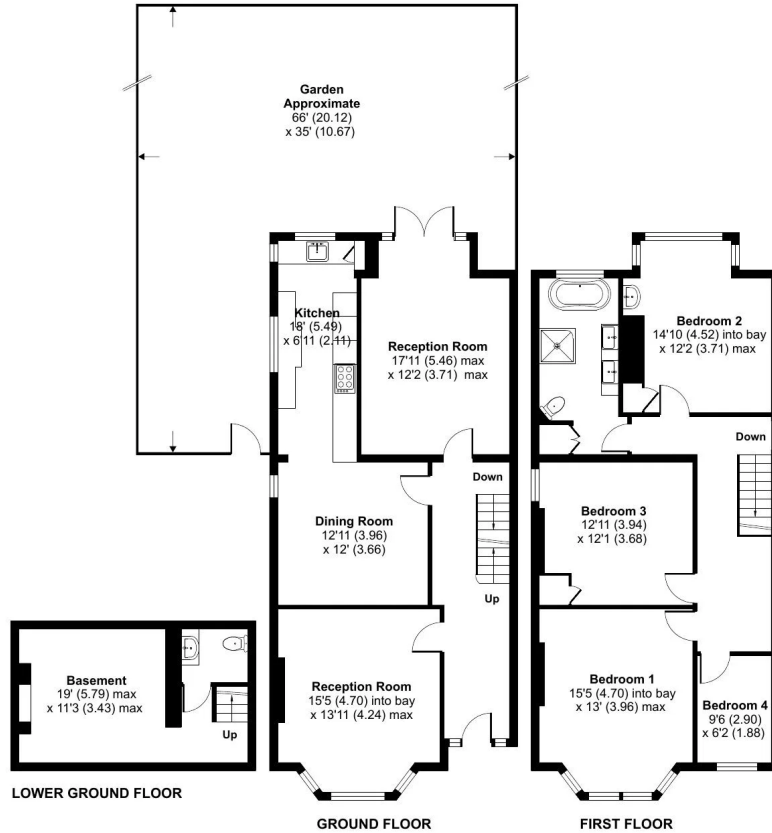
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Approximate Area = 1909 sq ft / 177.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Chalk Street Estates Limited. REF: 979194



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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