



Berry Close, Hornchurch, RM12  
£425,000



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

Nestled in a sought-after area, just 0.1 miles from Scotts 'Outstanding' Primary School and a short 0.8-mile stroll to both Hornchurch Station and Elm Park Station, this beautifully presented two-bedroom semi-detached house offers both comfort and convenience.

Upon entering via the welcoming entrance porch, you are greeted by a spacious living and dining area, featuring stairs rising to the first floor. Measuring 15'10 x 11', this versatile room provides ample space for relaxation and entertaining, accommodating a dining table and chairs with ease.

Positioned at the rear of the home, the well-appointed kitchen offers numerous wall and base units, generous worktop space, and room for essential appliances. A single patio door provides direct access to the private rear garden, seamlessly blending indoor and outdoor living.

Ascending to the first floor, you will discover two bright and well-proportioned double bedrooms, both tastefully decorated in neutral tones. The principal bedroom, situated at the front, benefits from ample built-in wardrobes, offering practical storage solutions. Completing the internal layout is the contemporary family bathroom.

Externally, the property boasts a neatly maintained front garden. Off-street parking is available to the front, alongside a convenient garage-en-bloc (17'5 x 8'3), providing additional parking or storage options.

The private and unoverlooked 48' rear garden commences with a patio area, perfect for al fresco dining, with the remainder predominantly laid to lawn and attractively framed by mature planting and shrubbery. At the far end of the garden, two handy storage sheds provide additional utility.

This charming home, presented in good condition throughout, offers an exceptional opportunity for those seeking a connected and comfortable lifestyle within a desirable area. Early viewing is highly recommended to fully appreciate the quality and location this wonderful home affords.

**According to vendor:**

Heating: Gas Central

Broadband: Connected, supplier is EE

Mobile Coverage: Good connection with no known issues

Sewerage: Mains drainage understood, with no private drainage system advised







- Two Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Reception Room
- Off Street Parking
- Garage-En-Bloc
- 48' Rear Garden
- 0.1 Miles From Scotts 'Outstanding' Primary School
- 0.8 Miles From Hornchurch Station
- 0.8 Miles From Elm Park Station

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### Berry Cl, Hornchurch RM12

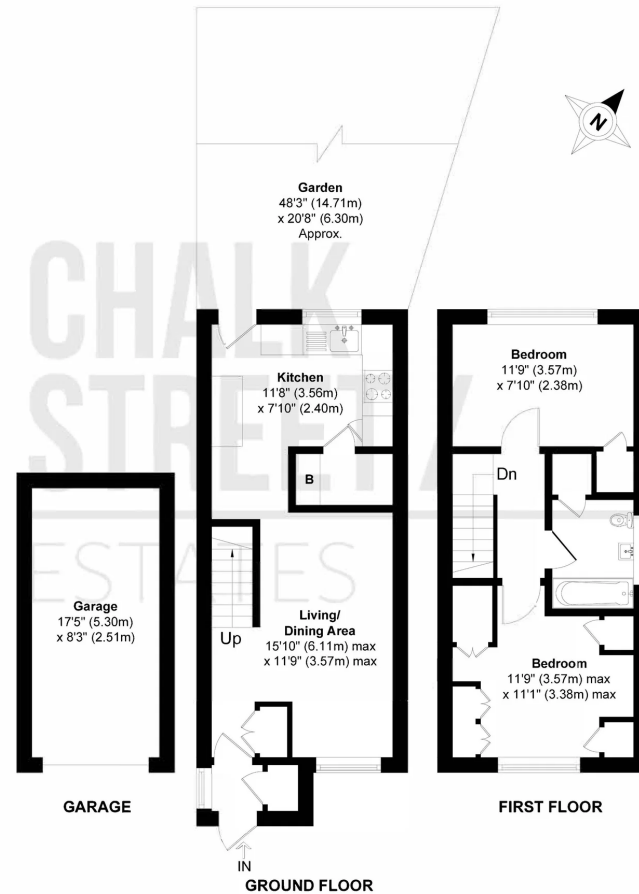
Ground = 31.44 sq m / 338 sq ft

First = 30.16 sq m / 325 sq ft

Garage = 13.30 sq m / 143 sq ft

Total = 74.90 sq m / 806 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).

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