

Robinson Close, Hornchurch, RM12

£725,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Located just 0.7 miles from Ofsted 'Outstanding' rated Scotts Primary School and under 1 mile from Elm Park Underground Station is this well presented, four bedroom, semi-detached house.

Upon entering the home, you are greeted by a welcoming entrance hallway providing access to the principal ground-floor rooms, with stairs rising to the first floor.

Positioned at the front of the property, one of the living areas measures 14'0 x 11'9 and enjoys neutral tones and a gorgeous electric fireplace.

The additional reception room, the larger of the two, is positioned towards the rear of the property and measures 19'10 x 15'2. Currently arranged as an impressive games room with a dedicated bar area, this spacious room is perfectly suited to entertaining and socialising. Glazed doors overlooking the garden fill the room with natural light, whilst the generous proportions provide ample space for a dedicated entertaining area.

Spanning the entire left side of the house is the kitchen / dining room. The modern kitchen is fitted with a range of wall and base units, ample worktop space and solid oak worktops, with a door leading directly out to the rear garden. Integrated appliances include a dishwasher and wine cooler, whilst there is also a freestanding 90cm stainless steel induction hob and oven with extractor hood.

Completing the ground-floor accommodation is a convenient downstairs W/C and a separate utility room.

Heading upstairs, the first floor comprises four bedrooms. The largest is positioned at the front of the house and measures 15'2 x 6'7, enjoying a shower en-suite and a walk-in wardrobe. All the remaining bedrooms are spaciously sized doubles and are well presented.

The bedrooms are served by a four-piece family bathroom comprising a bath, separate shower enclosure, wash hand basin and W/C.

To the front, a generous driveway provides ample off-street parking with a side passage providing access to the rear garden.

Externally, the south facing rear garden measures approximately 45'. It commences with a paved patio with the remainder predominantly laid to lawn. The garden also benefits from a dedicated shed, which has been insulated and boarded and is equipped with lighting and plug sockets. Currently used for storage and as a workshop, it provides a useful additional space for the new owners.

Viewing is recommended to appreciate the proportions, versatile layout and excellent family accommodation on offer.













- Four Bedroom Semi-Detached House
- Well Presented Throughout
- Two Reception Rooms
- Generous Kitchen / Dining Room With A Separate Utility Room
- Downstairs W/C
- Master Bedroom Benefits From Ensuite and Walk-In Wardrobe
- Well Appointed Family Bathroom
- Off Street Parking Via Driveway
- 0.9 Miles From Elm Park Underground Station
- 0.7 Miles From Ofsted 'Outstanding' Scotts Primary School

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Vodafone

Mobile Coverage: Good mobile phone signal

Sewerage: Connected to the mains sewer network

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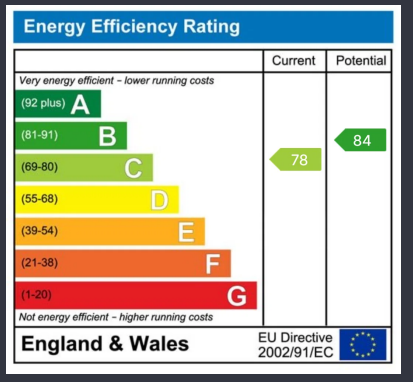

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