

The Mall, Hornchurch, RM11

Guide Price £775,000 - £800,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Nestled within the highly sought-after St. Leonards Hamlet development, this charming three-bedroom end-of-terrace Victorian property, dating back to the 1880s, is situated on a quiet cul-de-sac known as The Mall. Located within a tranquil conservation area, the property benefits from convenient access to local transport links and is presented to a high standard throughout, showcasing characterful high ceilings and elegant sash windows. Ideal for families, the property is well positioned for high regarded local schools such as Towers Junior School, St. Mary's Catholic Primary School and Abbs Cross Academy and Arts College.

Upon entering, a large and welcoming entrance hallway greets you, complete with a convenient downstairs cloakroom and stairs ascending to the first floor.

Positioned at the front of the home, the spacious reception room (22’3 x 13’10) is bathed in natural light from a generous bay window. This inviting space features a charming fireplace, neutral decor, high ceilings, ceiling roses, and decorative cornice work, enhancing its Victorian character.

At the heart of the ground floor is a well-presented dining room, finished in neutral tones. This seamlessly connects to the gorgeous modern kitchen located at the rear of the property. The kitchen offers ample worktop space, a comprehensive range of wall and base units, and room for essential appliances. Double doors open directly from the kitchen to the rear garden, providing a pleasant outlook.

Moving upstairs, the generously sized master bedroom is located at the rear of the property, spanning its full width. This comfortable retreat benefits from fitted wardrobes, additional storage space, and its own en-suite facilities. The family bathroom is centrally located on the first floor, serving the two additional double bedrooms, which are situated at the front of the property.

Externally, the property boasts an attractive front garden and a driveway to the side, providing ample off-street parking. This also offers side gate access to the private 50-foot rear garden and the detached single garage (17’1 x 8’8).

With its desirable location, spacious interior, and period charm, early viewing is highly recommended to fully appreciate this exceptional home.

According to the vendor:

Service Charge: £100 p.a.

Heating: Gas

Broadband: Connected, current provider is Sky

Mobile Coverage: Good signal, with no known issues

Sewerage: Mains

Tenure: Freehold

Property Type: End of Terrace House

- Three Double Bedrooms
- End of Terrace House
- Victorian Character Property Within St. Leonards Development
- Well Presented Throughout
- Two Spacious Reception Rooms
- Modern Kitchen
- Master Bedroom With En-Suite
- Family Bathroom
- Off Street Parking With Side Gate Access & Detached Garage
- 50' Rear Garden

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THE MALL

HORNCHURCH, RM11

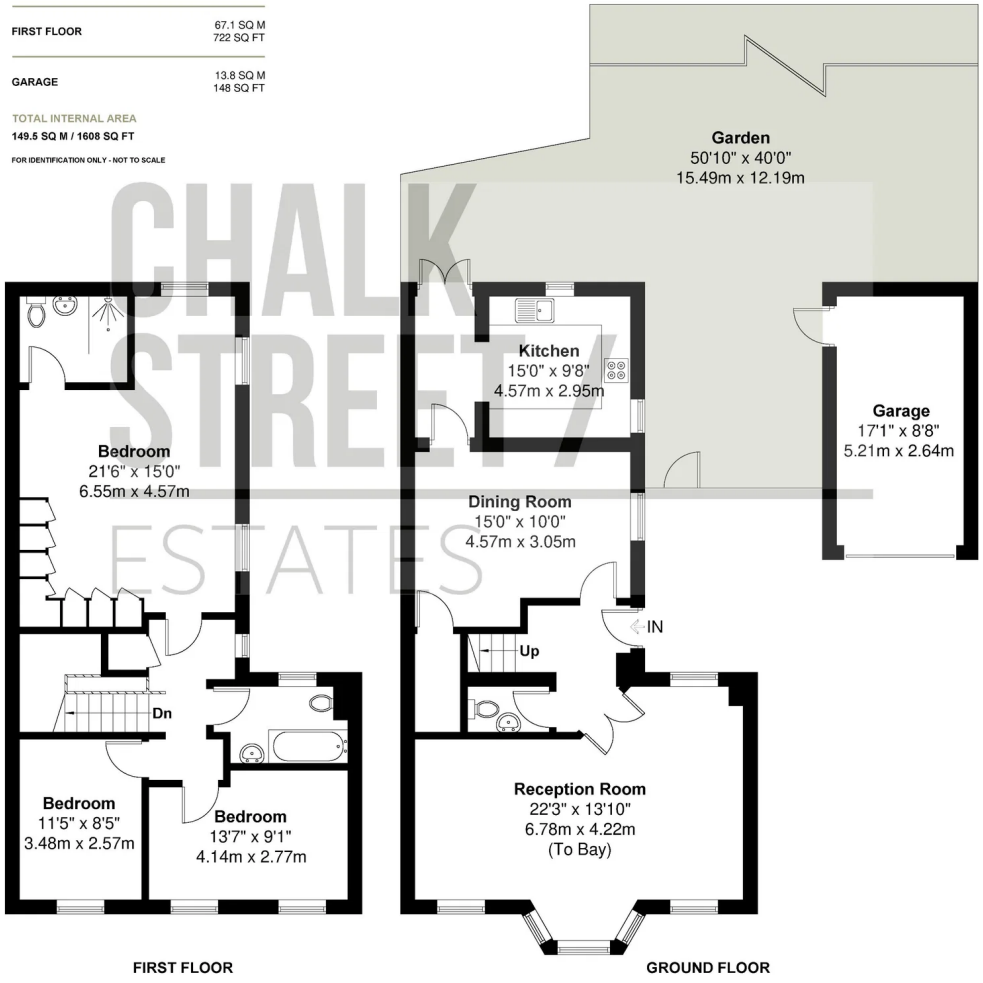
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3 BEDROOM | 2 BATHROOM | 1 RECEPTION ROOM

GROUND FLOOR	68.6 SQ M 738 SQ FT
FIRST FLOOR	67.1 SQ M 722 SQ FT
GARAGE	13.8 SQ M 148 SQ FT

TOTAL INTERNAL AREA
149.5 SQ M / 1608 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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