



## 55 Wych Elm Close, Hornchurch

£500,000 Freehold

EXCELLENT SEMI DETACHED CHALET STYLE PROPERTY • EXTENDED TO REAR • SPACIOUS LOUNGE • SEPARATE DINING AREA • STUDY AREA • FITTED KITCHEN: 14'10" X 7'4" • THREE GOOD SIZE BEDROOMS • STUNNING 60' SOUTH FACING REAR GARDEN • OWN DRIVE TO INTEGRAL GARAGE



**GUIDE PRICE: £500,000 to £525,000**

Ideally situated within walking distance to Emerson Park Academy and 0.8 miles to Ofsted 'outstanding' Nelmes Primary School, is this three-bedroom semi detached house.

Amassing close to 1,200 sq. ft., the home comprises two spacious reception areas, study area, separate kitchen, utility room and cloakroom to the ground floor with three good size bedrooms and family bathroom to the first floor along with a fully boarded and usable loft area accessed by pull down ladder.

Additional benefits include off-street parking and garage to the front and a stunning 60' south facing rear garden that extends to double width to the rear.

Viewing is highly recommended to appreciate this excellent family home situated in this quiet cul de sac turning.

**Council Tax Band: D**

**Tenure: Freehold**



### Entrance Hall

### Ground Floor Cloakroom

### Lounge

15' 7" x 13' 11" (4.75m x 4.25m)

### Dining Area

16' 2" x 10' 0" (4.93m x 3.05m)

### Study Area

9' 7" x 4' 7" (2.91m x 1.39m)

### Kitchen

14' 10" x 7' 4" (4.53m x 2.24m)

### Utility Room

### First Floor Landing

### Bedroom One

13' 0" x 9' 9" (3.97m x 2.98m)

### Bedroom Two

11' 11" x 7' 5" (3.62m x 2.26m)

### Bedroom Three

9' 0" x 7' 1" (2.75m x 2.16m)

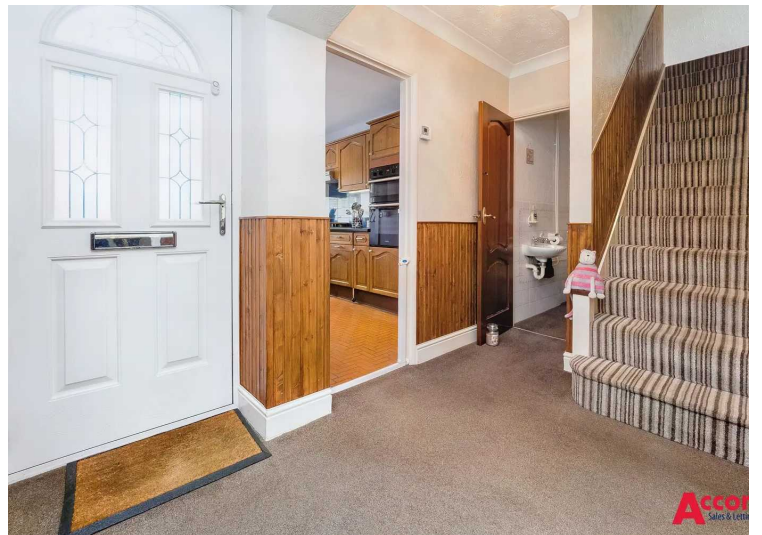
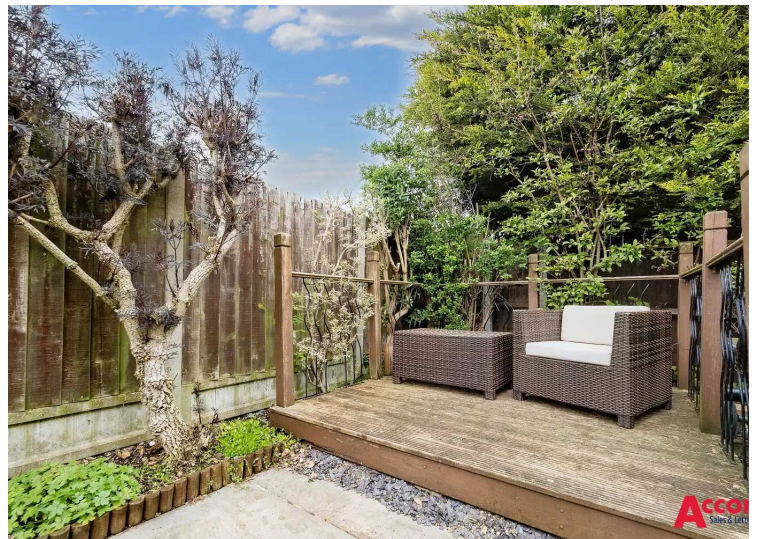
### Family Bathroom

9' 11" x 5' 2" (3.03m x 1.58m)

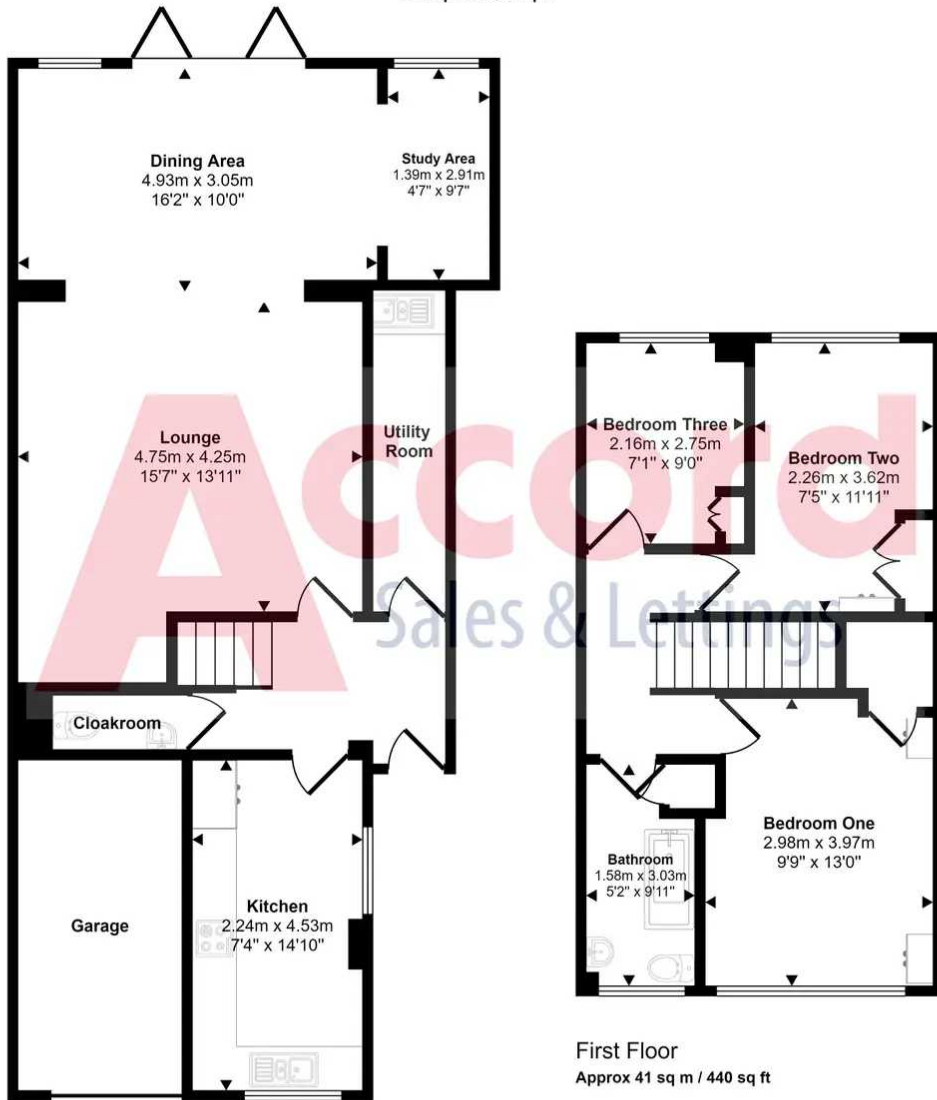
### Property Information

Tenure: Freehold Council Tax Band: D EPC: D





Approx Gross Internal Area  
119 sq m / 1279 sq ft



Ground Floor  
Approx 78 sq m / 839 sq ft

First Floor  
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.