



Cricket View, Osborne Road, **Hornchurch**

Guide Price **£625,000 - £650,000** Freehold



Fabulous opportunity within an exclusive gated development of just 3 new built detached homes in a sought after location on the edge of Hylands Park.

This 4 bedroom, 3-storey, detached house will feature high quality luxury fittings and finish throughout, with local schools, transport and leisure amenities all nearby, making this the perfect family home.

- 4 BEDROOMS
- 2 EN-SUITES/WC
- FAMILY BATHROOM/WC
- GROUND FLOOR WC
- FITTED KITCHENS WITH APPLIANCES
- UTILITY ROOM
- DOUBLE PARKING SPACE
- GAS CENTRAL HEATING
- POPULAR LOCATION CLOSE TO HYLANDS PARK
- 10 YEAR BUILD WARRANTY

Brief Specification

KITCHEN

- Fully Fitted Contemporary Units with soft close handleless doors
- Laminate worktops
- Integrated Stainless Steel Single Fan Oven
- Integrated Microwave Oven
- Integrated Electric Hob
- Integrated Dish Washer
- Integrated Fridge / Freezer

BATHROOMS AND EN-SUITES

- Contemporary Semi Countertop Basin with Mixer Tap – Chrome
- Contemporary WC back to wall with concealed chrome dual flush system
- Contemporary Bath with Shower Valve and wall mounted slide rail and shower handset.
- Bath Screen
- Low profile shower trays
- Shower Screens
- Showers with concealed Thermostatic Shower Valve and overhead shower
- Shower Slide Rail Kit with separate handset
- Electric Heated Chrome Towel Radiator
- Modern contemporary wall tiles floor to ceiling on all walls

FLOOR FINISHES

- Porcelain tiles to Kitchen, Dining, Utility and Hallway
- Fully fitted carpets to Lounge
- Floor tiles to bathrooms and en-suites
- Fully fitted carpets to Bedrooms
- Fully fitted carpets to stairs

HEATING

- Wet system underfloor heating, with individual zoning thermostats
- Energy Efficient Gas Boiler

LIGHTING

- LED Ceiling Spot Lighting throughout

MEDIA

- Pre-wired for TV in bedrooms, Phone and Broadband

SECURITY

- Mains linked Fire and Smoke Alarm System
- Secure Gated Development
- Video Entry System
- Intruder Alarm

GENERAL

- Internal Doors, Modern Five Panel with paint finish
- Quality door furniture
- Bi- Fold doors
- Bespoke Skirting, Architrave and Door stops, paint finish
- High Quality UPVC Double Glazed Windows
- Two Car Parking spaces with each house
- Cycle storage
- Gated Development
- Turf to rear gardens

WARRANTY

- 10 Year Premier Guarantee

Plot 1, Cricket View, Osborne Road, Hornchurch - 1453 sq ft 135 m² (floor plan for guidance)



For more photos and floorplan, please visit www.gbpestates.co.uk

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.