

**D**AVIS ESTATES



HARROW DRIVE, HORNCHURCH



*A Special Family Place*

Harrow Drive

Hornchurch

Superbly located within this most sought after of Hornchurch turnings is this stunning and recently completed contemporary style detached family house which absolutely must be viewed personally for its size, style, plot and location to be fully appreciated.

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*Comfortable Living*



In brief, the accommodation which is set over three floors incorporates five spacious bedrooms, three with fully tiled en suites and a fully tiled family bathroom of 11'2" x 10'.

The master bedroom suite occupies the second floor and measures around 35'9" x 21' overall. There is a fitted walk-in wardrobe and a sizeable fully tiled en suite bathroom with separate shower. The master bedroom also incorporates bi-fold doors leading to a rear balcony.

To the ground floor, the fabulous three storey reception hall measures around 30' x 12' is flooded with light from the front glass feature and second floor lantern and is overlooked from two galleried landings. The living accommodation incorporates three separate reception rooms, plus a bespoke fitted kitchen/family room of 32' x 17'6" overall, comprehensively fitted incorporating integrated appliances and affording two sets of bi-fold doors overlooking the rear garden. In addition there is a sizeable utility room and fully tiled ground floor cloakroom.

The property affords gas fired central heating via radiators and has either tiled or carpeted floors throughout.

The property is set within its own grounds and gardens of around a quarter of an acre incorporating an in and out driveway to the front which leads to an integral garage of 21' x 15'2". The rear garden itself measures around 120' in depth and incorporates a fully detached brick built annexe/games room of around 45' x 20' with kitchen and office facilities.

We cannot over emphasize the need for a personal inspection to fully appreciate all that is offered by this spectacular detached family home which is available for immediate occupation.

Ref No. 4978-19. Awaiting EPC.



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Price: £1,350,000

## Features

Breathtaking three storey reception hall 30' x 12', flooded with light from both a second floor lantern and glazed front feature

Fully tiled ground floor cloakroom

Lounge 18' x 14'8"

Dining room 15'2" x 8'2"

Study 14'6" x 11'6"

Spectacular open plan bespoke fitted kitchen/family room 30'2" x 17'6" overall with integrated appliances and bi-folds to the garden

Fitted utility room 9'3" x 8'9" with washing machine and tumble dryer

First floor galleried landing 13'8" x 11'10" with glass balustrading

Bedroom two 16' x 15'3" with fully tiled en suite shower room/WC

Bedroom three 12'9" x 11'6" with fully tiled en suite shower room/WC

Bedroom four 20'4" x 15' maximum

Bedroom five 22' x 11'6"

Fully tiled family bathroom/WC 11'2" x 10'

Second floor landing 11'10" x 9'9" with lantern & glass balustrading

Amazing master bedroom suite 35'9" x 21' overall with bi-fold doors to rear balcony, fitted walk-in wardrobe 11'6" x 9' and fully tiled en suite bathroom/WC with separate shower

Gas central heating via radiators

Double glazed windows

Overall plot around a quarter of an acre

In & out driveway

Integrated garage 21' x 15'2"

Rear garden around 120' in depth

Detached brick built annexe/games room around 45' x 20' incorporating open plan room around 30' x 20', fitted study area 15' x 10' and a kitchen 15' x 10'

One of Hornchurch's finest addresses

Immediate occupation available

Building guarantee

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## GROUND FLOOR ACCOMMODATION

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### ENTRANCE:

A front door with double glazed side lights leads into a truly breathtaking reception hall.

### RECEPTION HALL AROUND 30' X 12':

The front section being three storey's tall and flooded with light from both a second floor lantern and the glazed front gable. The reception hall is overlooked from its two galleried landings both retained by glass balustrading. Tiled flooring. Radiators. Oak and glass staircase rising to the first floor. Two walk-in cloaks cupboards and personal door to the garage.

### GROUND FLOOR CLOAKROOM:

Fully tiled walls and floor. Low level WC, wash hand basin with drawer beneath. Heated towel rail.

### LOUNGE 18' X 14'8":

Double doors from the reception hall. Double glazed bi-fold doors to the rear garden. Radiator. Downlighters. Wall mounted TV point.

### DINING ROOM 15'2" X 8'10":

Tiled flooring. Radiator. Double glazed windows to the side and rear. Downlighters.

### STUDY 14'6" X 11'6":

Double glazed windows to the front and side. Tiled flooring. Radiator. Downlighters. Personal door to the utility.

### KITCHEN/FAMILY ROOM 17'6" x 13'2":

A stunning open plan kitchen/family room with the kitchen area custom fitted in a range of pale grey high gloss cabinets beneath granite work surfaces with matching eye level units above. Bosch integrated appliances incorporating an induction hob and extractor fan, stainless steel dishwasher, oven and combination microwave. Sizeable island again with matching granite tops and incorporating a breakfast bar and integrated wine cooler. There is also a Bosch stainless steel American style fridge freezer. Downlighters.

The **open plan family area** is lit from a lantern and has two sets of double glazed bi-folding doors overlooking and leading to the rear patio and garden.

### UTILITY ROOM 9'3" X 8'9":

Fitted in keeping with the kitchen in a range of pale grey high gloss cabinets beneath granite work surfaces with matching eye level units above. Further built-in storage cupboard. Downlighters. Built-in Bosch washing machine and tumble dryer. Inset sink unit. Window and door to one side. Radiator.



## FIRST FLOOR ACCOMMODATION

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FIRST FLOOR GALLERIED LANDING  
13'8" X 11'10":

Retained by oak and glass balustrading. Radiator. Downlighters. A continuation of the staircase rising to the second floor. Linen shoot.

BEDROM TWO 16' X 15'3":

Double glazed window to the front. Radiator. Downlighters. Wall mounted TV point.

EN SUITE SHOWER ROOM/WC:

Fully tiled walls and floor. Low level WC, wash hand basin with drawer beneath and double walk-in shower with screen. Heated towel rail. Double glazed window to one side.

BEDROOM THREE 12'9" X 11'6" +  
WARDROBE RECESS:

Double glazed window to one side. Wall mounted TV point. Downlighters. Radiator. Wardrobe recess.

EN SUITE SHOWER ROOM/WC:

Fully tiled walls and floor. Heated towel rail. White suite comprising low level WC, vanity unit with drawer beneath and double walk-in shower and screen. Window to the front. Extractor fan.

BEDROOM FOUR 20'4" X 15' < 12'8":

Double glazed windows to the rear. Radiator. Wall mounted TV point.

BEDROOM FIVE 22' X 11'6":

Double glazed windows to the side and rear. Radiator. Downlighters. Wall mounted TV point.

FAMILY BATHROOM/WC 11'2" X 10':

A spacious family bathroom with fully tiled walls and floor. Low level WC, twin vanity unit with drawers beneath and panelled bath. Heated towel rail. Double glazed window to the rear.

## SECOND FLOOR ACCOMMODATION

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SECOND FLOOR LANDING 11'10" X 9'9":

Retained by oak and glass balustrading and lit from the roof lantern. Doors leading to the master bedroom suite.

MASTER BEDROOM SUITE 35'9" x 21'  
OVERALL:

The suite incorporates bed, sitting and dressing areas with Velux windows on either side. Radiators. Double glazed bi-fold doors leading to the rear balcony which is retained by glass balustrading.



WALK-IN WARDROBE CUPBOARD  
11'6" x 9':

EN SUITE BATHROOM/WC:

Double glazed window to the front. Extensive range of oak style fitted hanging and shelving incorporating a chest. Radiator. Downlighters.

A sizeable en suite bathroom being fully tiled to the walls and floor. Walk-in double shower with screen, twin vanity unit with drawers beneath, low level WC and panelled bath. Heated towel rail. Velux window to one side. Double glazed window to the front.

## EXTERIOR

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EXTERNALLY:

As previously mentioned the property is set within this highly regarded turning in Hornchurch on a plot measuring around a quarter of an acre.

FRONTAGE:

The frontage is retained by walling, mature hedging and railings. A gravelled in and out driveway provides off-road car parking for four/five cars and leads to the integral garage. Side access leads to the rear garden.

INTEGRAL GARAGE 21' X 15'2":

Electrically operated up and over door. Power and light. Gas fired boiler. Pressurised hot water tank.

REAR GARDEN:

The rear garden is a further feature of the property measuring around 120' in depth overall. Off the back of the house there is a full width raised paved terrace leading to lawns. Beyond which there is the detached brick built annexe/games room. The gardens themselves area retained by screen fencing with mature trees and hedging.

DETACHED ANNEXE/GAMES ROOM  
43'7" X 19'4" OVERALL:

Incorporating a large **open plan area** which is **31' x 19'4"** with double glazed bi-fold doors, window and further window into the garden. The building is incomplete internally, there are plastered walls and ceilings but the electrics and plumbing are incomplete. There is an **office area 12'4" x 9'6"** with wall cupboards again incomplete and the electrics are incomplete. There is also a **kitchen 12'3" x 9'3"** fitted with a range of white high gloss cabinets with matching eye level units, stainless steel sink unit, built-in oven and electric hob with extractor hood, but again the electrics are in place but incomplete.

# FLOOR PLAN

179 Squirrels Heath Lane  
Hornchurch  
Essex  
RM11 2DX

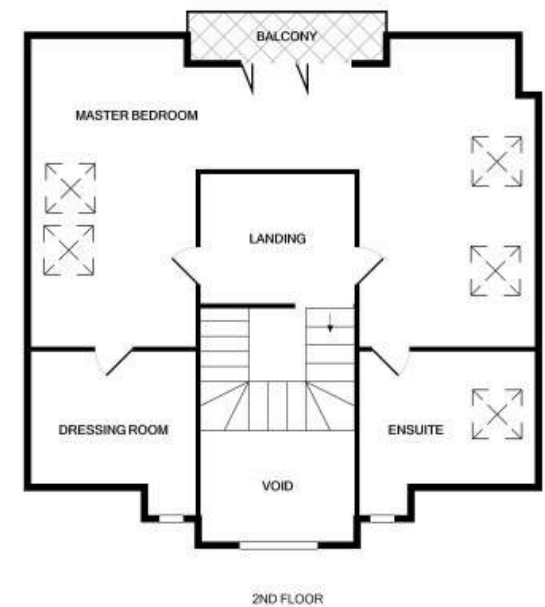
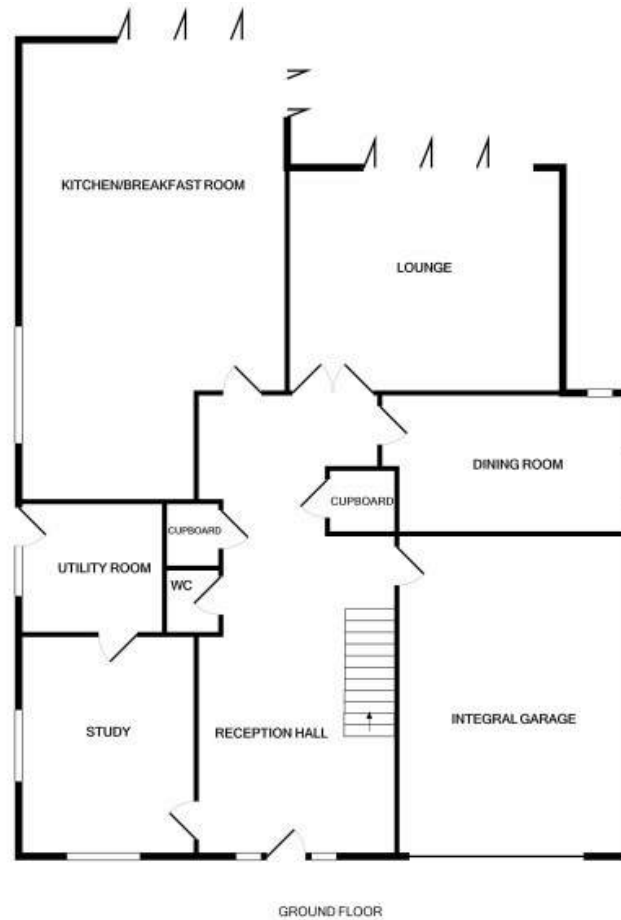
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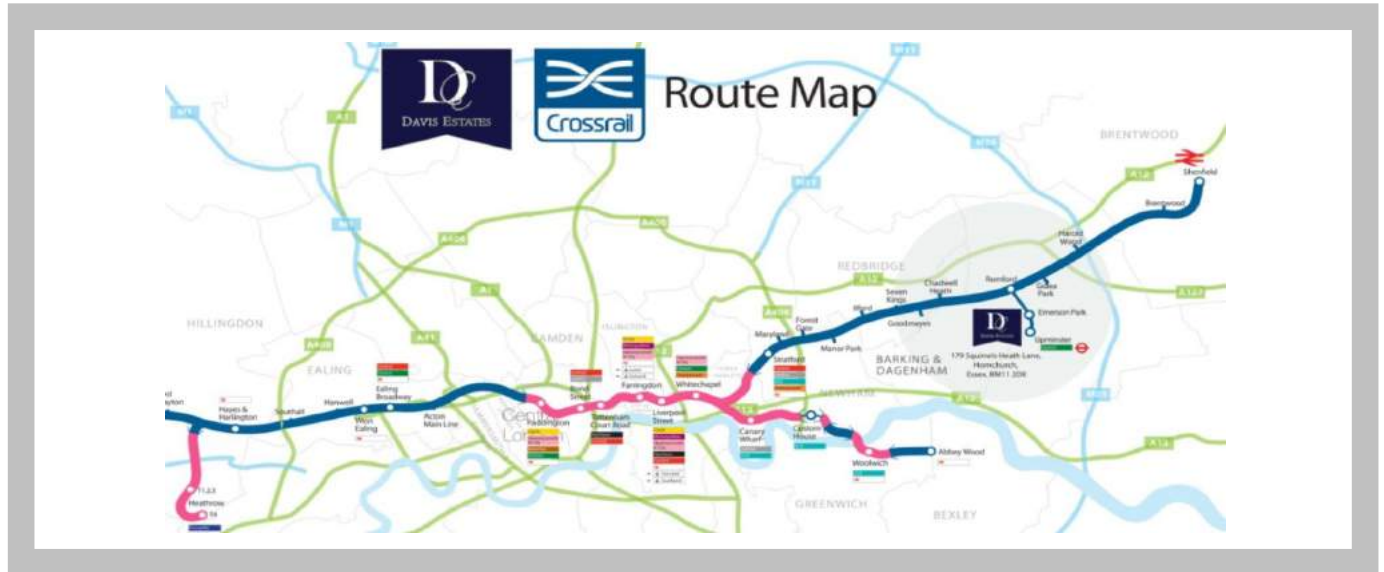


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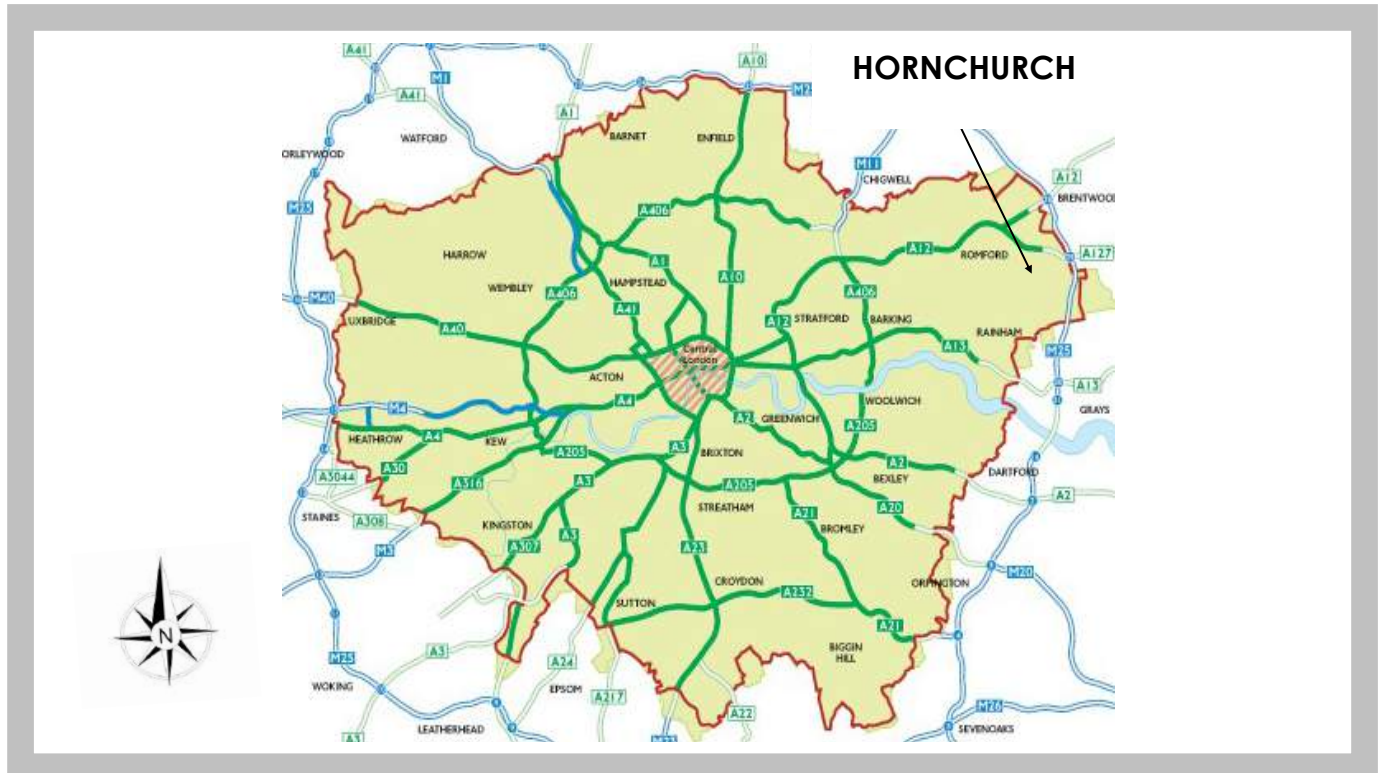
## Location



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