



Clavering Gardens, West Horndon, CM13 3ND

Guide Price £500,000

- Three Bedroom Semi Detached House With Planning Approved
- Spacious Living/Dining Room
- Landscaped Rear Garden With Uninterrupted Views
- Close To Local Amenities, Transport Links & School Catchments
- Planning Ref: 25/01070/HHA Alternative Ref: PP-14327379
- Kitchen With Breakfast Room
- Driveway Parking & Garage
- Electric Car Charger Point & Full House Re Wire 3 Years Ago

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Guide Price £500,000 - £550,000

Nestled in the charming area of Clavering Gardens, West Horndon, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,023 square feet, and benefitting from approved planning for single storey side extension.

The property features a well-appointed living/dining room that serves as an inviting space for relaxation and entertainment. The fitted kitchen is complete with ample storage, integrated appliances and access to a breakfast room.

With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The single bathroom is thoughtfully designed to cater to the needs of modern living.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in this desirable location along with a garage. Additionally the property offers a fully landscaped rear garden with mature shrubs, lawn, uninterrupted views which is East facing.

Clavering Gardens is known for its friendly community atmosphere and proximity to local amenities, transport links, school catchments, such as Beckett Keys, Brentwood Ursuline which are two of the best High Schools in Essex and West Horndon and St Josephs Primary school in Upminster making it an excellent choice for those looking to settle in a peaceful yet accessible area. The house is less than a 10-minute walk to a mainline station where it is 30 mins direct into Fenchurch street. There is an electric car charging port on the front of the house & The House had a full rewire about 3 years ago.

This house presents a wonderful opportunity for anyone seeking a comfortable and practical home in West Horndon. Call our office ASAP to avoid missing out on the fantastic opportunity.



3



1



2



D

Council Tax Band: D



Lounge Area
7.29m x 3.78m (23'11" x 12'5")

Dining Area
3.78m x 2.44m (12'5" x 8')

Breakfast Area
2.44m x 1.63m (8' x 5'4")

Kitchen Area
3.28m x 2.57m (10'9" x 8'5")

Bedroom 1
3.71m x 3.28m (12'2" x 10'9")

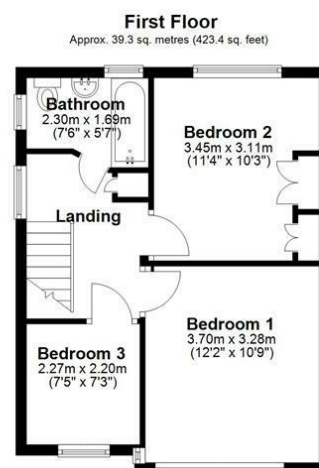
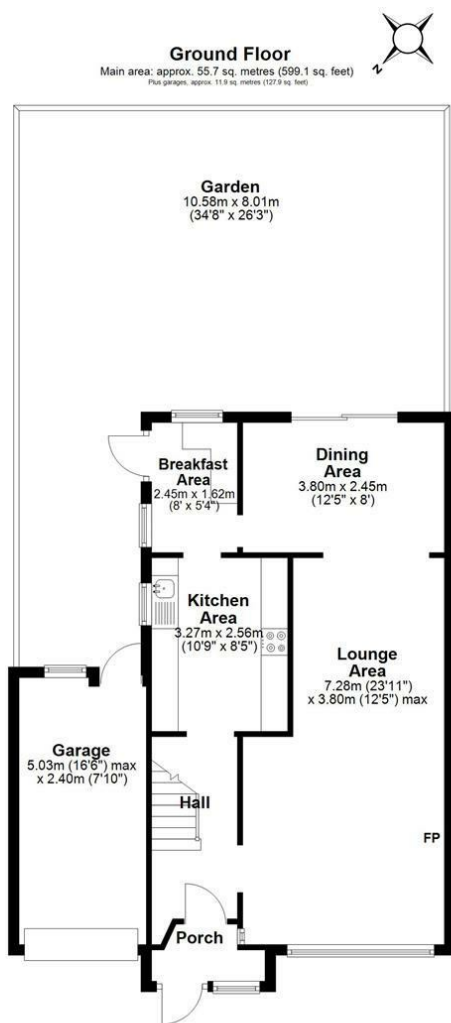
Bedroom 2
3.45m x 3.12m (11'4" x 10'3")

Bedroom 3
2.26m x 2.21m (7'5" x 7'3")

Bathroom
2.29m x 1.70m (7'6" x 5'7")

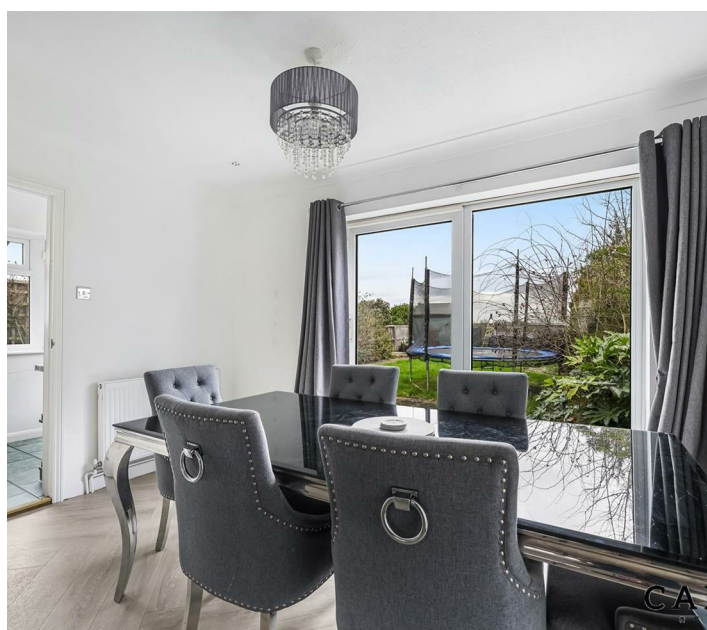
Garden
10.57m x 8.00m (34'8" x 26'3")

Garage
5.03m x 2.39m (16'6" x 7'10")

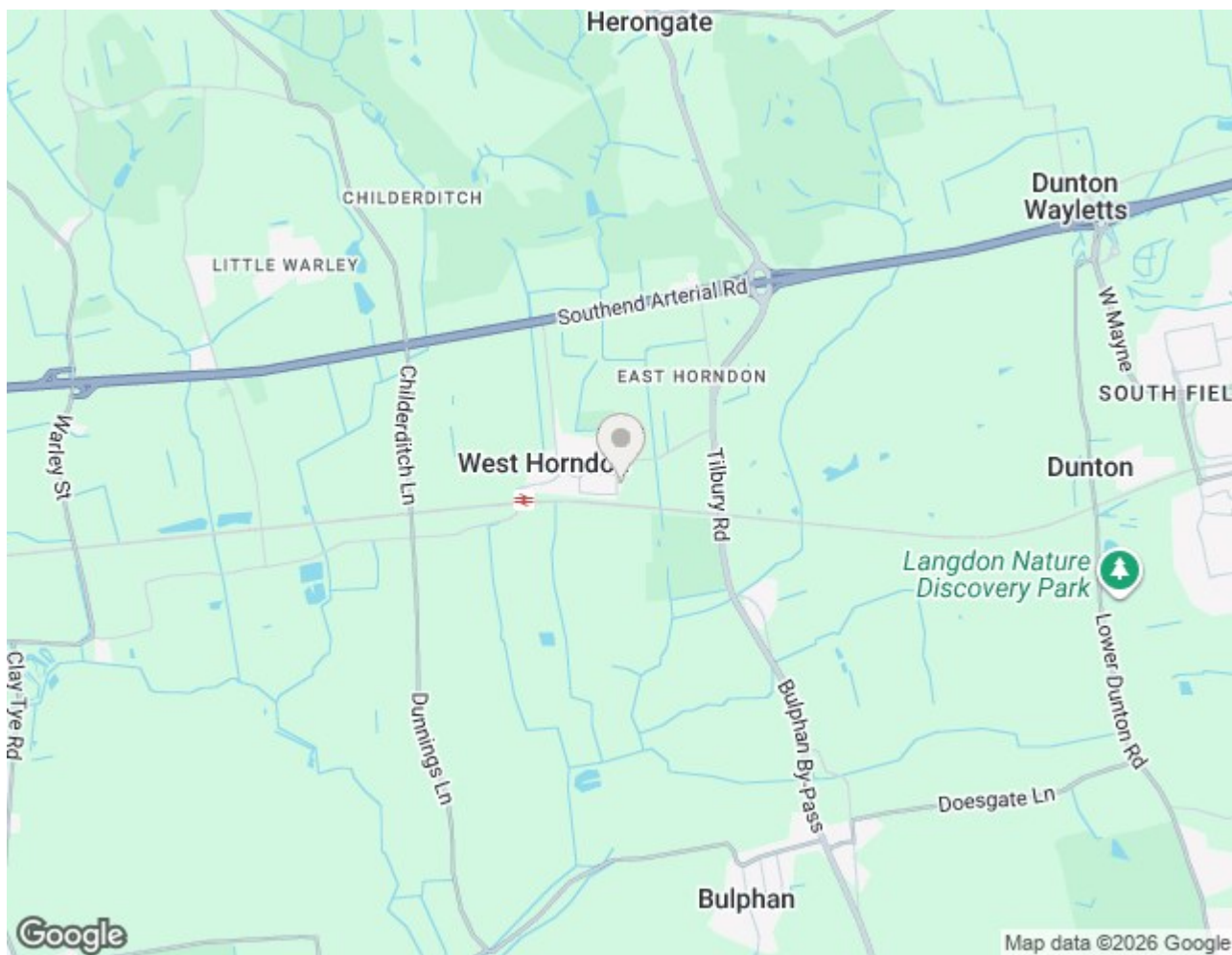



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Main area: Approx. 95.0 sq. metres (1022.5 sq. feet)
Plus garages: approx. 11.9 sq. metres (127.9 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating:

D

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.