



## Clavering Gardens, West Horndon, CM13 3ND

£550,000

- 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

# Clavering Gardens, West Horndon, CM13 3ND

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, making it an excellent choice for those looking to settle in a peaceful yet accessible area. This house presents a wonderful opportunity for anyone seeking a comfortable and practical home in West Horndon.



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")

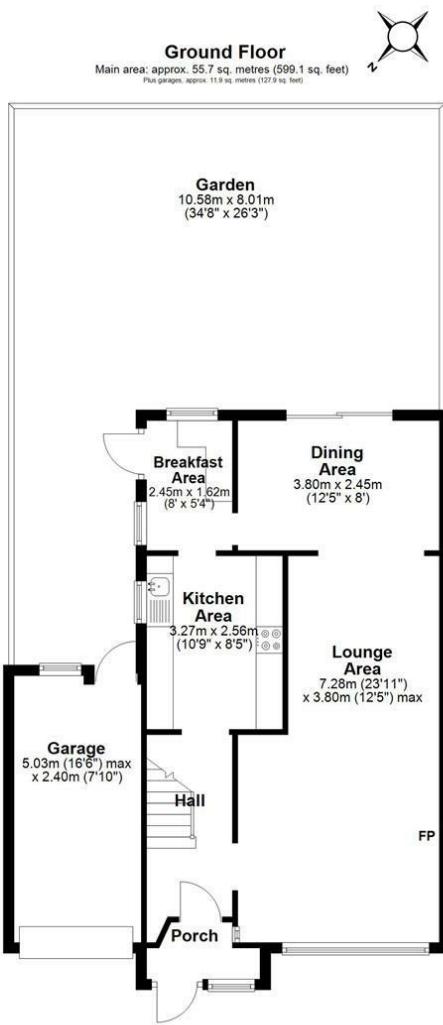
**Bedroom 2**  
3.45m x 3.12m (11'4" x 10'3")

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

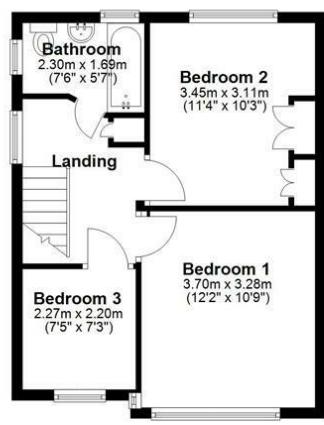
**Bathroom**  
2.29m x 1.70m (7'6" x 5'7")

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

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



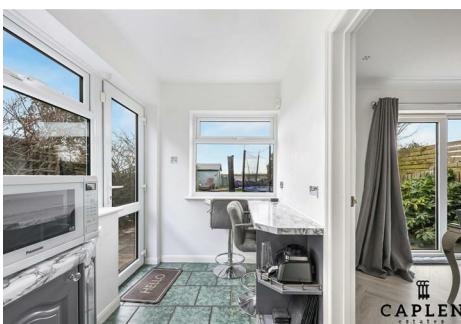
**First Floor**  
Approx. 39.3 sq. metres (423.4 sq. feet)

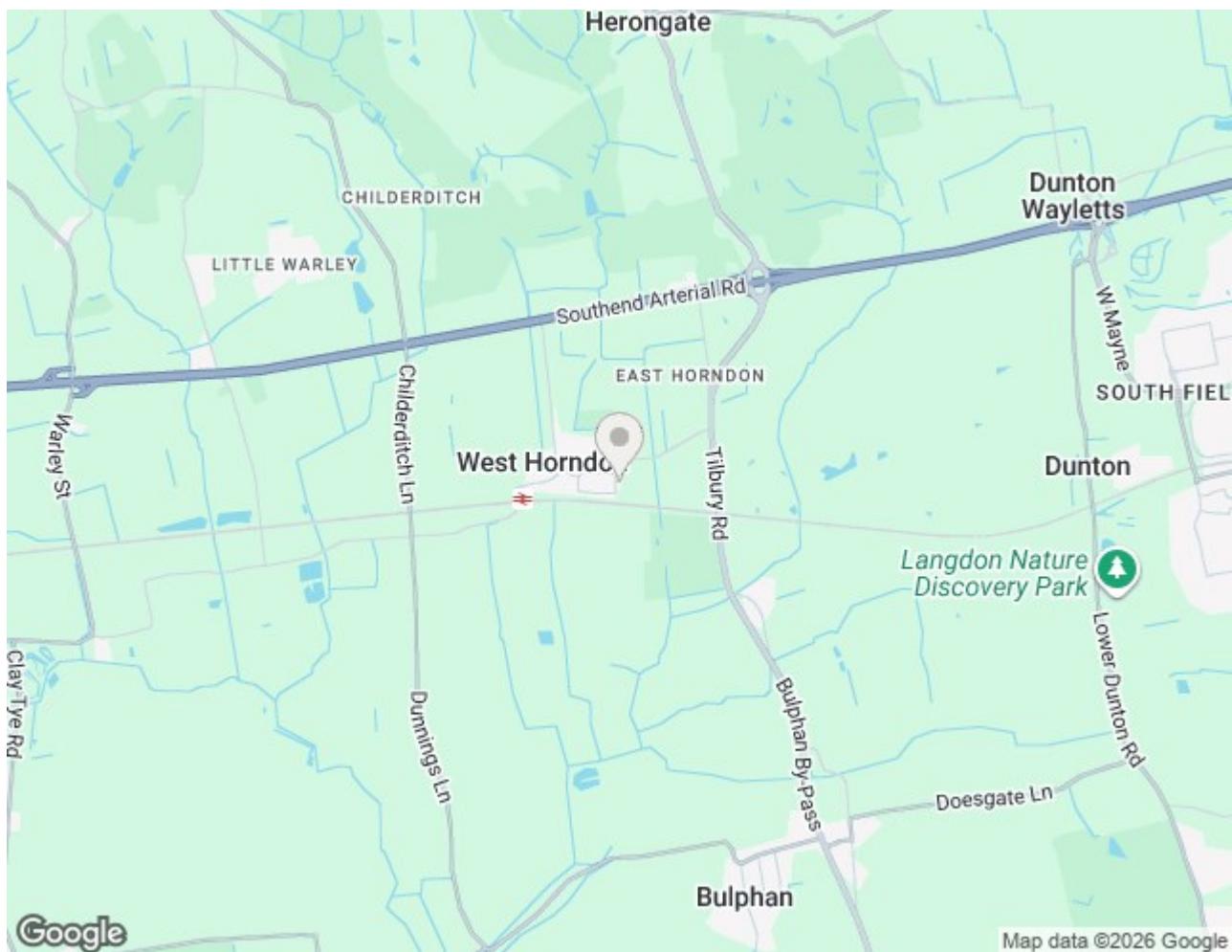


**CAPLEN**  
estates

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		
(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		
<b>England &amp; Wales</b>	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.