



**Kempsters**  
ESTATE AGENTS

4 Romagne Close  
Horndon-On-The-Hill Stanford-Le-Hope

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Offers in the region  
£675,000



**This imposing four/five bedroomed detached house is situated in the heart of the village and offers spacious, well planned and flexible accommodation with the potential to create an annexe within the property if required. It is just a short stroll to local shops, primary school and pubs and also within walking distance of Stanford-le-Hope c2c train station.**



- Lounge 19'5 x 11'1
- Dining Room 11'9 x 10'8
- Fitted Kitchen 14'1 x 9'1
- Conservatory With Extra Kitchen 20' x 7'
- Sitting Room/Possible Bedroom Five 15'1 x 8'6
- En Suite Bathroom And Dressing Room/Office To Master Bedroom
- En Suite To Bedroom Two
- Four Piece Family Bathroom
- Rear Garden Approx 35' x 46'
- Integral Garage Plus Off Road Parking For Five Vehicles



### ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in cloaks cupboard, radiator, power points, fitted carpet.

### GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, extractor fan, suite comprising wash hand basin and low flush toilet, partly tiled walls, tiled floor.

### LOUNGE

19'5 x 11'1 (5.92m x 3.38m)

Double glazed window to front, double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, feature fireplace, two radiators, power points, fitted carpet.

### DINING ROOM

11'9 x 10'8 (3.58m x 3.25m)

Double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### KITCHEN

14'1 x 9'1 (4.29m x 2.77m)

Double glazed window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob and concealed extractor, space for fridge/freezer and dishwasher, part tiling to three walls, power points, vinyl flooring.

### UTILITY ROOM

8' x 4'10 (2.44m x 1.47m)

Double glazed door leads to conservatory, smooth plastered ceiling, work surface with space beneath for washing machine and tumble dryer, eye level cupboards, radiator, power points, vinyl flooring.

### CONSERVATORY WITH EXTRA KITCHEN AREA

20' x 7' (6.10m x 2.13m)

Double glazed windows to front, rear and side, double glazed French doors lead to rear garden, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for fridge/freezer, radiator, power points, tile effect laminate floor.



### SITTING ROOM/POSSIBLE BEDROOM FIVE

15'1 x 8'6 (4.60m x 2.59m)

Double glazed window to side, coved and textured ceiling, cupboard housing gas central heating boiler, radiator, power points, fitted carpet.

### GALLERIED FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, power points, fitted carpet.

### BEDROOM ONE

13'1 x 10'8 (3.99m x 3.25m )

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet. Archway to:

### DRESSING ROOM/OFFICE

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### EN SUITE BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap







and shower attachment, pedestal wash hand basin and low flush toilet, radiator, partly tiled walls, tiled floor.

### **BEDROOM TWO**

13'4 x 13'1 (4.06m x 3.99m)

Double glazed window to side, smooth plastered ceiling, radiator, power points, fitted carpet.

### **EN SUITE**

Opaque double glazed window to front, smooth plastered ceiling, extractor fan, suite comprising shower cubicle, wash hand basin and low flush toilet, full tiling to shower cubicle, remainder partly tiled, shaver point, radiator, fitted carpet.

### **BEDROOM THREE**

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes, radiator power points, fitted carpet.

### **BEDROOM FOUR**

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### **FAMILY BATHROOM**

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low flush toilet and shower cubicle, partly tiled walls, radiator, tiled floor.

### **REAR GARDEN**

in excess of 35' x in excess of 46' (in excess of 10.67m x in excess of 14.02m')

Immediate patio area, remainder laid to lawn with flower and shrub borders, fence surround, timber shed, raised decking area with further storage shed, outside lighting, outside tap, side access leads to:

### **FRONT GARDEN/DRIVEWAY**

Brick paved providing off road parking for five vehicles and leading to:

### **INTEGRAL GARAGE**

With power and light.























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