



## Warren Lane, Chafford Hundred, RM16 6YS

### Offers In Excess Of £600,000



**\*\* SPACIOUS 4 BED LINK-DETACHED FAMILY HOME WITH GARAGE & 2 PARKING SPACES IN SOUGHT-AFTER LOCATION**

**\* 360 VIRTUAL TOUR AVAILABLE ONLINE \***

OC Homes are pleased to present this well-proportioned four-bedroom, two-bathroom link-detached home in the desirable Chafford Hundred area, RM16. Set across over 1450 sq ft, the property offers generous living space and is ideal for families looking for a spacious home in an area with great transport links and easy access to local amenities.

The ground floor features two bright reception rooms, a spacious kitchen/diner, utility area, ground floor W/C, and access to a well-kept south-west facing garden. Upstairs includes four bedrooms, an en-suite to the main bedroom, and a family bathroom. Further benefits include two off-street parking spaces to the rear of the property (secured gated access for residents), a detached garage, and plenty of built-in storage. The kitchen is neat and practical, with potential for modern updates, and the house generally is presented well with scope to improve as desired.

Nestled in a family-friendly neighbourhood, this home is perfectly positioned within easy walking distance of Chafford Hundred station, offering direct and speedy train connections to London Fenchurch Street — ideal for commuters. Local schools with excellent reputations are close by, alongside a variety of shops, cafes, and Lakeside Shopping Centre for all your essentials and treats. For outdoor lovers, nearby parks and green spaces provide plenty of opportunities for relaxation and play. With convenient transport links and all amenities on your doorstep, this is a fantastic family home not to be missed. Contact OC Homes to arrange your viewing.

- FOUR BED LINK-DETACHED HOUSE
- OFF STREET GATED PARKING
- GARAGE (ALSO BEHIND RESIDENT'S PRIVATE GATE)
- GREAT SCOPE TO CREATE A DREAM HOME
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







GROSS INTERNAL AREA (GIA)  
The total area of the property  
135.5 sq m / 1458 sq ft

TOTAL STORAGE SPACE  
Storage area including built-in  
5.2 sq m / 55 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Porch, etc.  
147.3 sq m / 1585 sq ft

RESTRICTED HEAD HEIGHT  
Limited on area under 1.9m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.