

Aldwych Close

Hornchurch, RM12 4JX

Guide Price £375,000 - £400,000 Situated within a mile of both Hornchurch and Elm Park station is this most impressive and extended three bedroom home, the accommodation includes two reception rooms, a ground floor WC and a fabulous kitchen breakfast room complete with bi-fold doors, sky lantern and a range of integrated appliances. There are three bedrooms and modern family bathroom to the first floor. Externally there is a 42ft southerly facing garden as well as a private driveway for two cars and an integral garage.

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Entrance Hall

Entrance door, Laminate flooring.

Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, tiled flooring, heated towel rail.

Reception Room One

16'10 x 12'4 narrowing to 9'9 (5.13m x 3.76m narrowing to 2.97m)

Opening to kitchen/breakfast room, laminate flooring, radiator.

Reception Room Two

14'3 narrowing to 11'5 x 10'10 (4.34m narrowing to 3.48m x 3.30m)

Laminate flooring, radiator, stairs to 1st floor, under stairs cupboard.

Kitchen/Breakfast Room

15'2 x 11'10 (4.62m x 3.61m)

Double glazed bi-fold doors to rear, two double glazed window to rear, sky lantern, laminate flooring, radiator, range of fitted grey high gloss wall and base units, stainless steel single drainer sink, electric hob, oven, extractor and microwave, integrated dishwasher, island with units under and breakfast bar area with pop up power point.

Landing

Loft access, carpet, cupboard.

Bedroom One

12'2 x 8'11 (3.71m x 2.72m)

Double glazed window to front, laminate flooring, radiator, fitted slide robes.

Bedroom Two

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom Three

9'5 x 7'11 (2.87m x 2.41m)

Double glazed window to rear, laminate flooring, radiator.

Bathroom

Frosted double glazed window to front, p-shaped bath with shower over, low level WC, pedestal wash hand basin, extractor, tiled floor and walls.

Garden

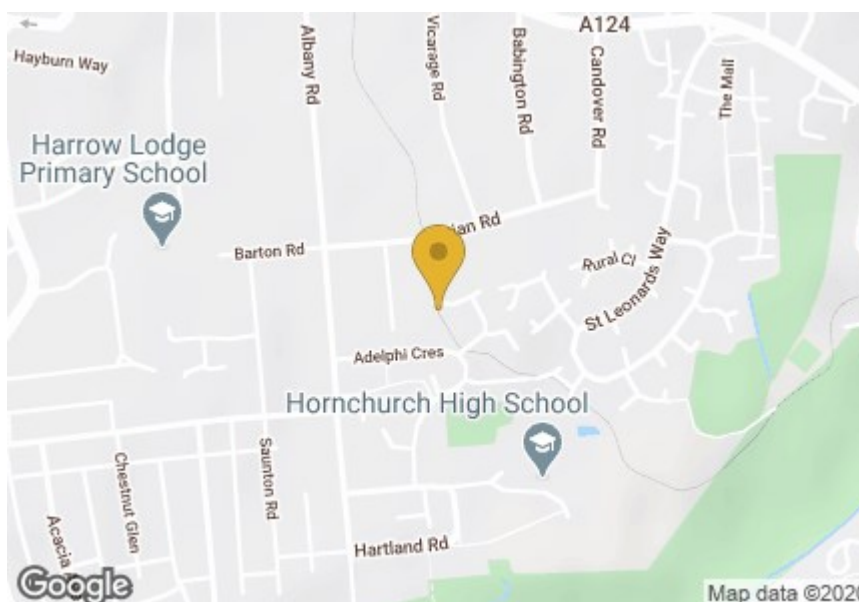
42' (12.80m)

two patio areas, lawned area, outside tap and lighting

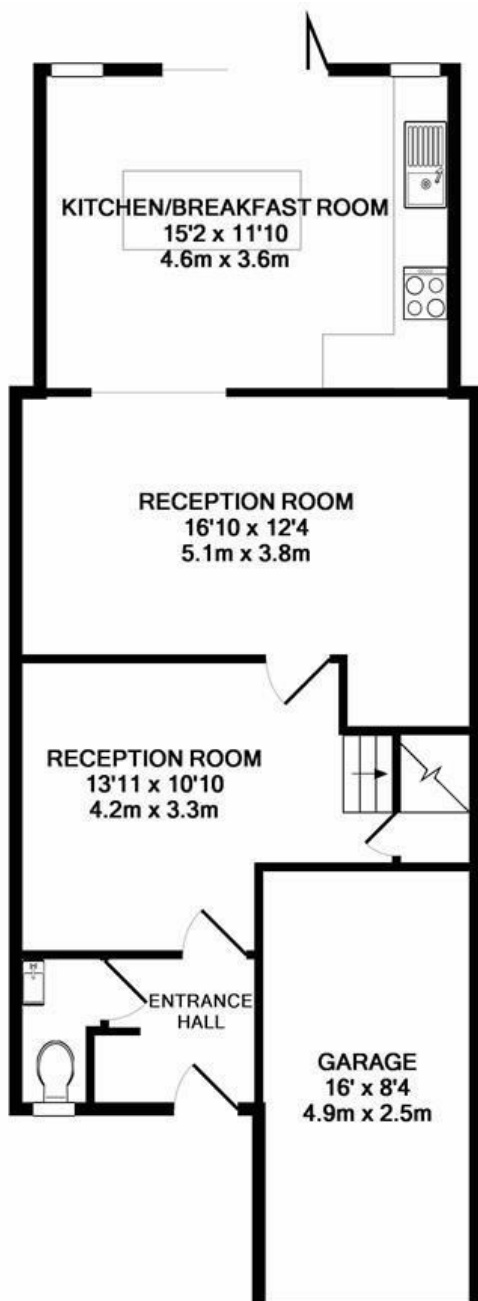
Garage/Parking

16' x 8'4 (4.88m x 2.54m)

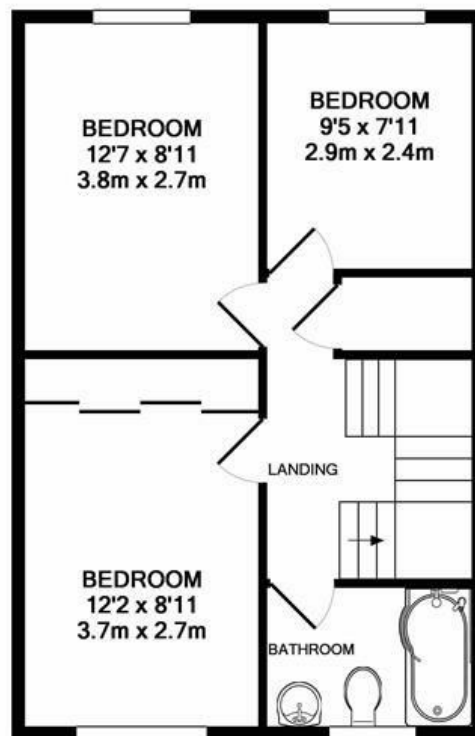
Block paved driveway to front for two cars, garage with up and over door, power and light, boiler, plumbing for washing machine.







GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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