



## Albany Road

Hornchurch, RM12 4AF

A most impressive and extended three bedroom semi detached home, on the ground floor the property comprises of entrance hall, lounge, ground floor WC, study, utility room and a fabulous open plan kitchen/living/dining room complete with bi-fold doors and island. on the first floor there are three bedrooms and family bathroom. Externally there is a driveway and garage complete with electric roller door and an 85ft rear garden.

**£550,000**

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## Entrance Hall

Entrance door, frosted double glazed windows to front, radiator, laminate flooring, stairs to first floor, understairs cupboard.

## Ground Floor WC

Low level WC, vanity wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor.

## Lounge

16'1 x 11'4 (4.90m x 3.45m)

Double glazed bay window to front, laminate flooring, radiator.

## Study

7'3 x 5'4 (2.21m x 1.63m)

Skylight, radiator, laminate flooring, door opening into garage.

## Open Plan Kitchen/Living/Dining Room

22'11 x 12'10 narrowing to 9'11 (6.99m x 3.91m narrowing to 3.02m)

Double glazed bi-fold doors to rear, full height double glazed window to rear, tiled floor with under floor heating, radiator, range of wall and base units, island with units under and sink, range of appliances including induction hob, oven, extractor, microwave, dishwasher and fridge freezer.

## Utility Room

10'9 x 4'11 (3.28m x 1.50m)

Tiled floor, sink, base units, plumbing for washing machine.

## Landing

Double glazed window to side, loft access, carpet.

## Bedroom

13' x 11'3 (3.96m x 3.43m)

Double glazed bay window to front, carpet, radiator.

## Bedroom

10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to rear, radiator, carpet.

## Bedroom

8'1 x 7'4 (2.46m x 2.24m)

Double glazed window to rear, carpet, radiator.

## Bathroom

Frosted double glazed window to front, paneled bath with shower over, low level WC, vanity wash hand basin, tiled floor with under floor heating, tiled walls, heated towel rail, extractor.

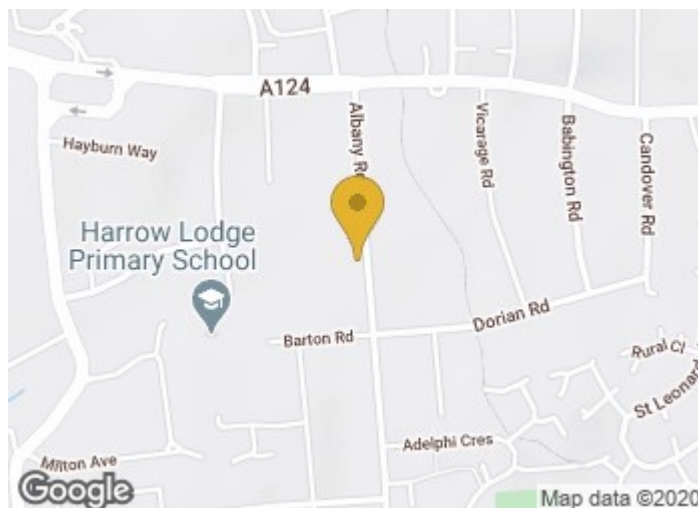
## Garden

approx 80' (approx 24.38m)

Patio area, lawn.

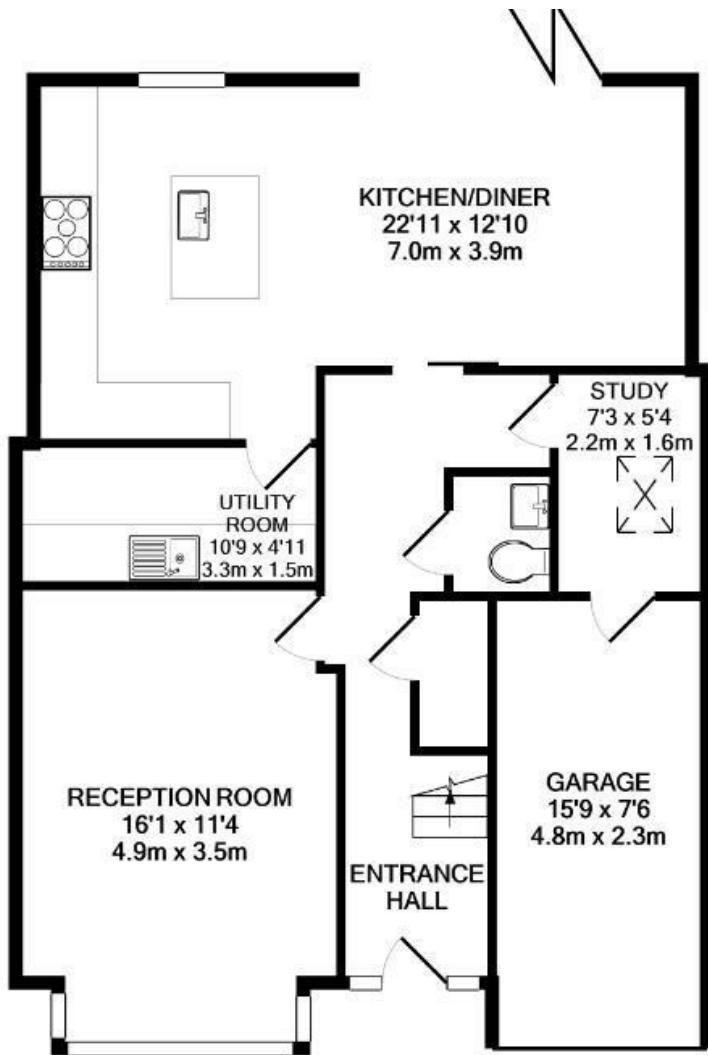
## Garage/Parking

Driveway to front, garage measuring 15'9 x 7'6, electric roller door, power and light, boiler.

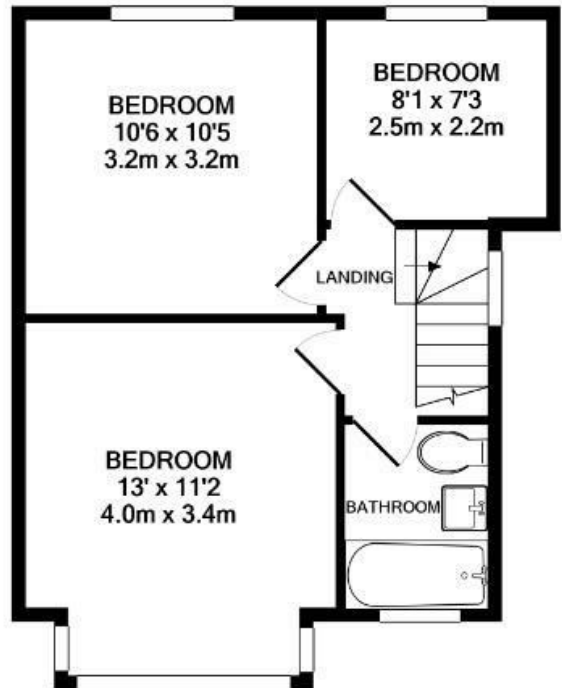








GROUND FLOOR  
APPROX. FLOOR  
AREA 779 SQ.FT.  
(72.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1161 SQ.FT. (107.9 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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