



## Bush Elms Road

Hornchurch, RM11 1LS

Located just 1 mile from Romford station is this three bedroom semi detached house, the accommodation includes entrance hall, two reception rooms, kitchen, conservatory, three bedrooms and bathroom. Externally there is parking to the front, a shared driveway to the side leading to a detached garage and a 70ft rear garden.

**£450,000**

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## Entrance Hall

Entrance door, coved ceiling, laminate flooring, radiator, stairs to first floor, under stairs cupboard.

## Reception Room One

12'11 x 12'3 (3.94m x 3.73m)

Double glazed bay window to front, coved ceiling, carpet, radiator.

## Reception Room Two

12'5 x 11'3 (3.78m x 3.43m)

Double glazed patio doors opening to conservatory, coved ceiling, laminate flooring, two radiators.

## Conservatory

11'3 x 9'6 (3.43m x 2.90m)

Double glazed french doors to the side, double glazed windows to side and rear, tiled flooring.

## Kitchen

8'7 x 6' (2.62m x 1.83m)

Double glazed window to rear, tiled flooring, stainless steel single drainer sink, plumbing for washing machine, gas, hob, oven, extractor, part tiled walls, wall and base units.

## Landing

Frosted double glazed window to side, coved ceiling, carpet.

## Bedroom One

13'5 x 11'5 (4.09m x 3.48m)

Double glazed bay window to front, carpet, radiator.

## Bedroom Two

12'5 x 11'4 (3.78m x 3.45m)

Double glazed window to rear, carpet, radiator, cupboard housing boiler.

## Bedroom Three

8'3 x 6'1 (2.51m x 1.85m)

Double glazed window to front, carpet, radiator.

## Bathroom

Frosted double glazed window to rear, paneled bath with shower over, low level WC, pedestal wash hand basin, loft access, vinyl flooring, part tiled walls, heated towel rail.

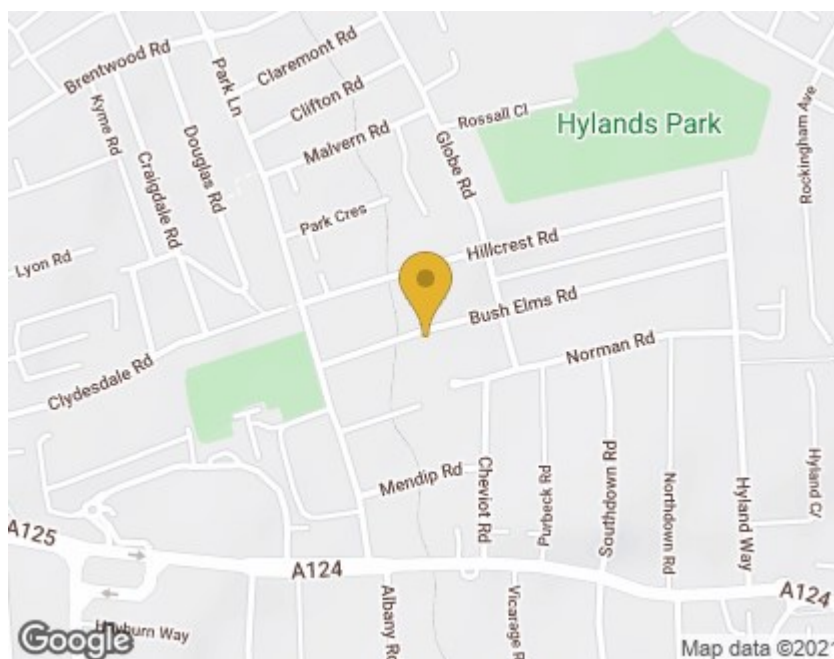
## Garden

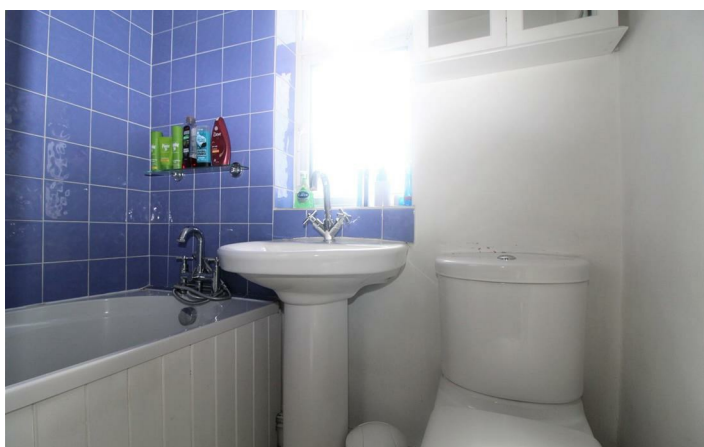
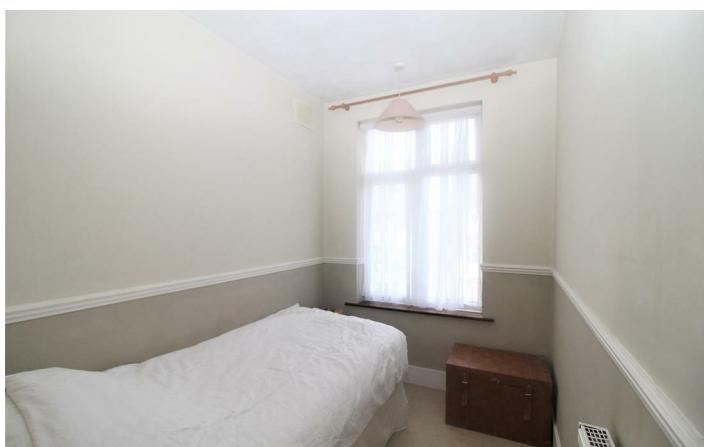
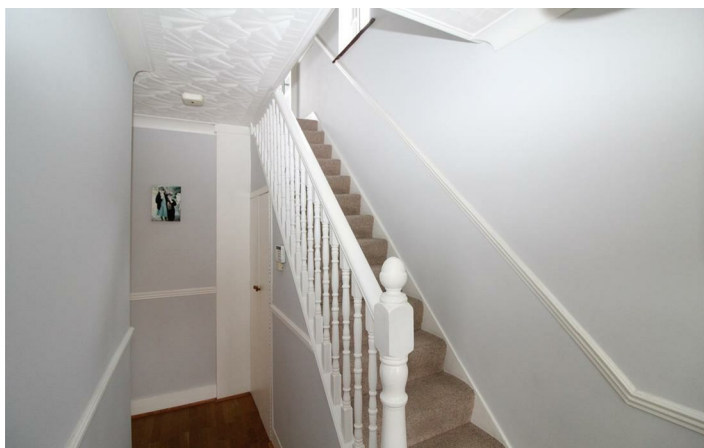
70ft (21.34mft )

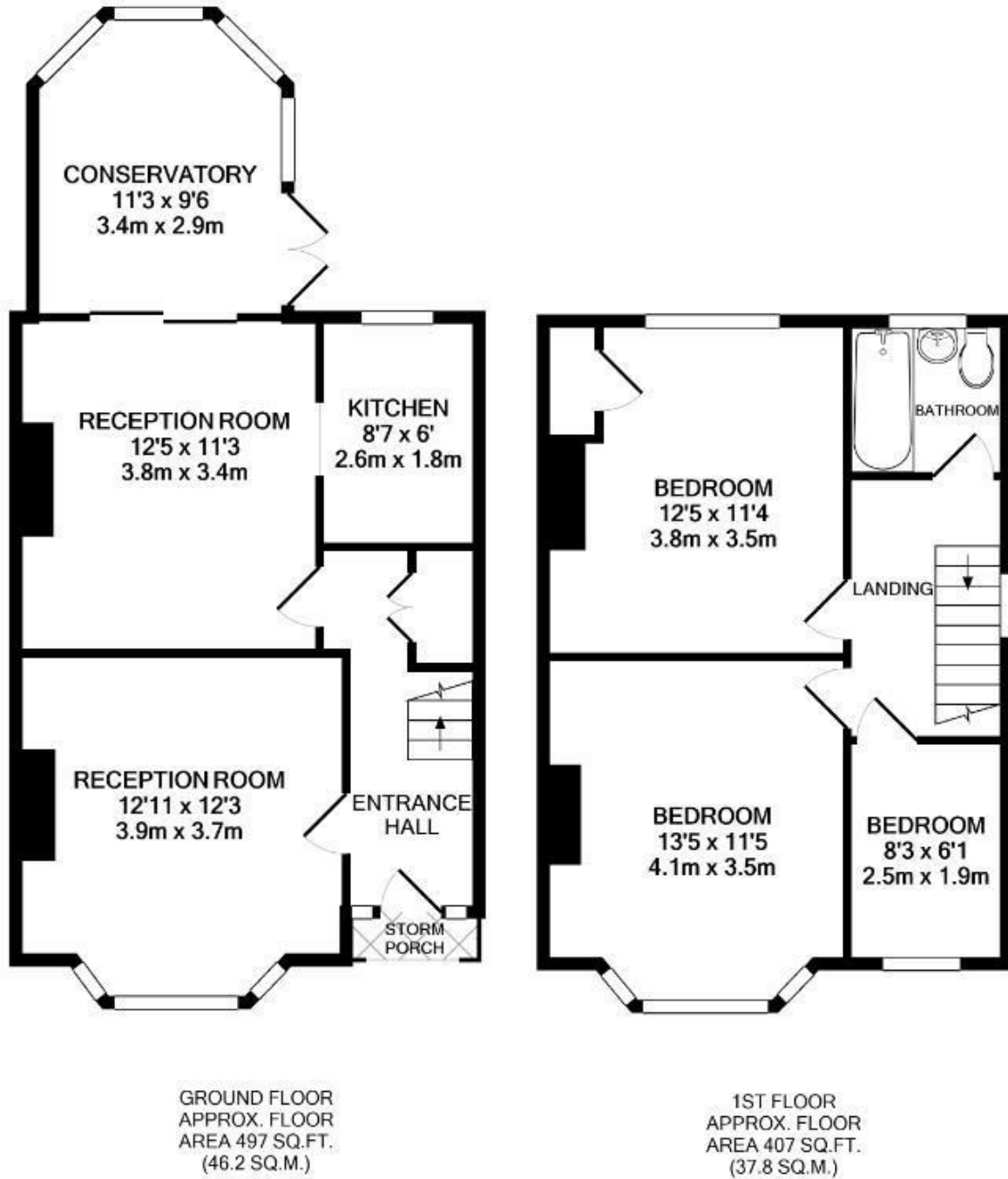
Patio area, mainly laid to lawn, access to garage, outside tap and lighting.

## Parking/Garage

Parking to front and shared driveway to side leading to detached garage(14'3 x 7'3).







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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