



Kenilworth Gardens

Hornchurch, RM12 4SE

Guide Price £500,000 - £525,000. Offered for sale with no onward chain and located within a 3 minute walk of Hornchurch Station (source: googlemaps) is this extended three bedroom semi detached home. The accommodation includes entrance porch, hallway, ground floor WC, extended kitchen, 39'2 reception room, first floor landing, three bedrooms and four piece bathroom. Externally, there is a driveway to the front with side access and a 100ft rear garden.

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Entrance Porch

Frosted door and window to front, tiled flooring.

Entrance Hall

Door opening to porch, coved ceiling, carpet, radiator, stairs to first floor, under stairs cupboard, door to side.

Ground Floor WC

Frosted window to side, low level WC, wash hand basin, carpet.

Open Plan Reception Room

39'2 x 12' narrowing to 10'11 (11.94m x 3.66m narrowing to 3.33m)

Double glazed bay window to front, double glazed patio doors to rear, coved ceiling, carpet, three radiators.

Kitchen

16'3 x 7'10 (4.95m x 2.39m)

Double glazed window to side and rear, tiled flooring, electric hob oven and extractor, part tiled walls, boiler, wall and base units.

Landing

Frosted double glazed window to side, loft access with ladder, carpet.

Bedroom One

15'5 x 1'3 (4.70m x 0.38m)

Double glazed bay window to front, carpet, radiator, fitted wardrobes.

Bedroom Two

12'2 x 12' (3.71m x 3.66m)

Double glazed window to rear, carpet, radiator.

Bedroom Three

7'11 x 7'5 (2.41m x 2.26m)

Double glazed window to front, radiator.

Bathroom

9'6 x 7'11 (2.90m x 2.41m)

Frosted double glazed windows to side and rear, shower cubicle, low level WC, wash hand basin, corner bath, part tiled walls, radiator, carpet.

Garden

100' (30.48m)

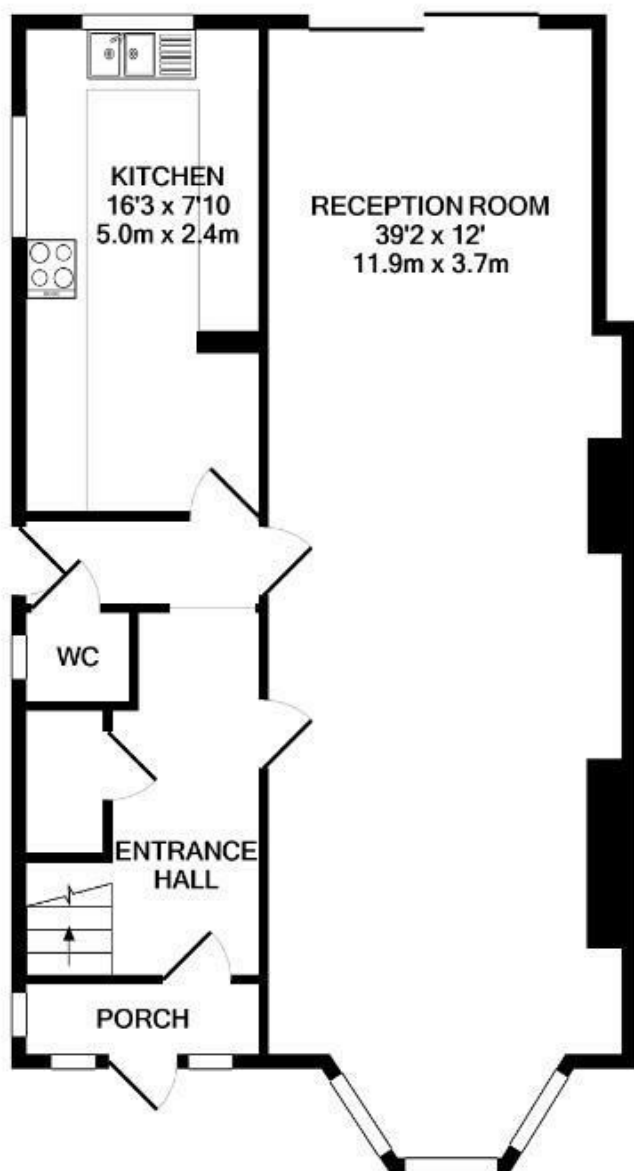
Side pedestrian access, patio area, mainly laid to lawn shed, outside lighting and tap.

Parking

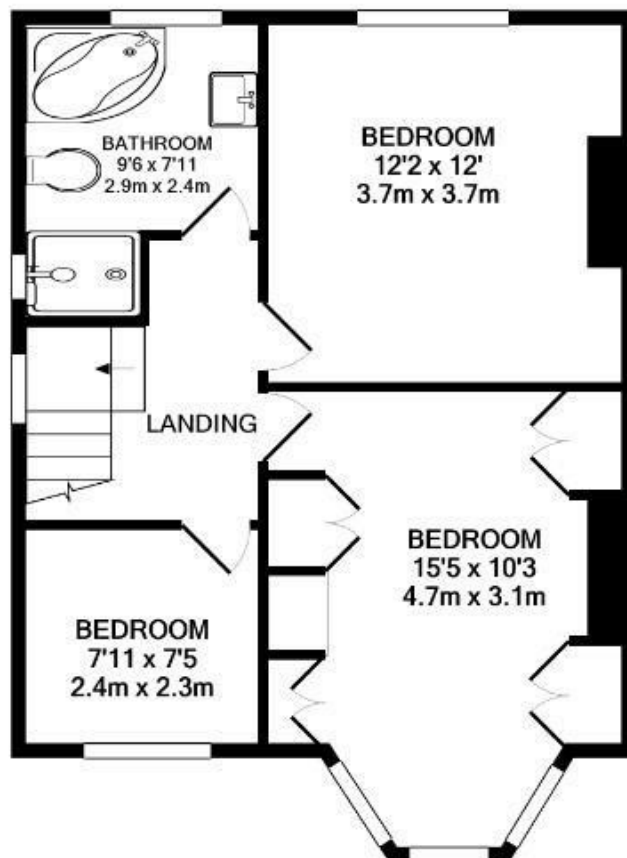
Driveway to front.







GROUND FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 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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