

## Malvern Road

Hornchurch, RM11 1BQ

Guide Price £375,000 - £400,000 Located just 0.8 miles from Romford Station is this most impressive two bedroom semi detached cottage. The accommodation includes two reception rooms, fitted kitchen, two double bedrooms and a four piece bathroom. Other benefits include a 45ft south facing garden, double glazing and gas central heating.

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## Entrance Hall

Entrance door, carpet, stairs to first floor.

## Reception Room One

11'11 x 12'6 (3.63m x 3.81m)

Double glazed bay window to front, coved ceiling, carpet, two radiators, feature fire surround.

## Reception Room Two

11'11 x 10'10 (3.63m x 3.30m)

Double glazed window to rear, coved ceiling, carpet, radiator, under stairs cupboard.

## Kitchen

17'8 x 7' (5.38m x 2.13m)

Double Glazed window to side, double glazed french doors to rear, tiled floor, coved ceiling, range style cooker to remain, plumbing for washing machine and dishwasher, radiator, wall and base units, part tiled walls.

## Landing

Carpet.

## Bedroom One

11'10 x 10'4 (3.61m x 3.15m)

Two double glazed windows to front, coved ceiling, carpet, two radiators, fitted slide wardrobes.

## Bedroom Two

11' x 8'4 (3.35m x 2.54m)

Double glazed window to rear, coved ceiling, carpet, radiator.

## Bathroom

13'4 x 7' (4.06m x 2.13m)

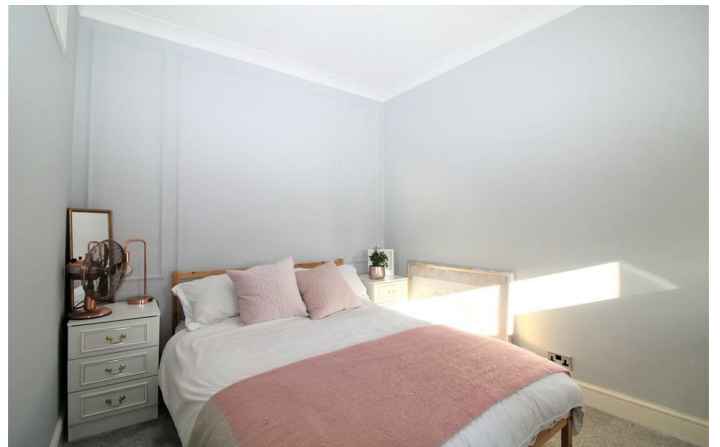
Frosted double glazed window to rear, free standing bath, vanity wash hand basin, low level WC, shower cubicle, radiator, tiled floor.

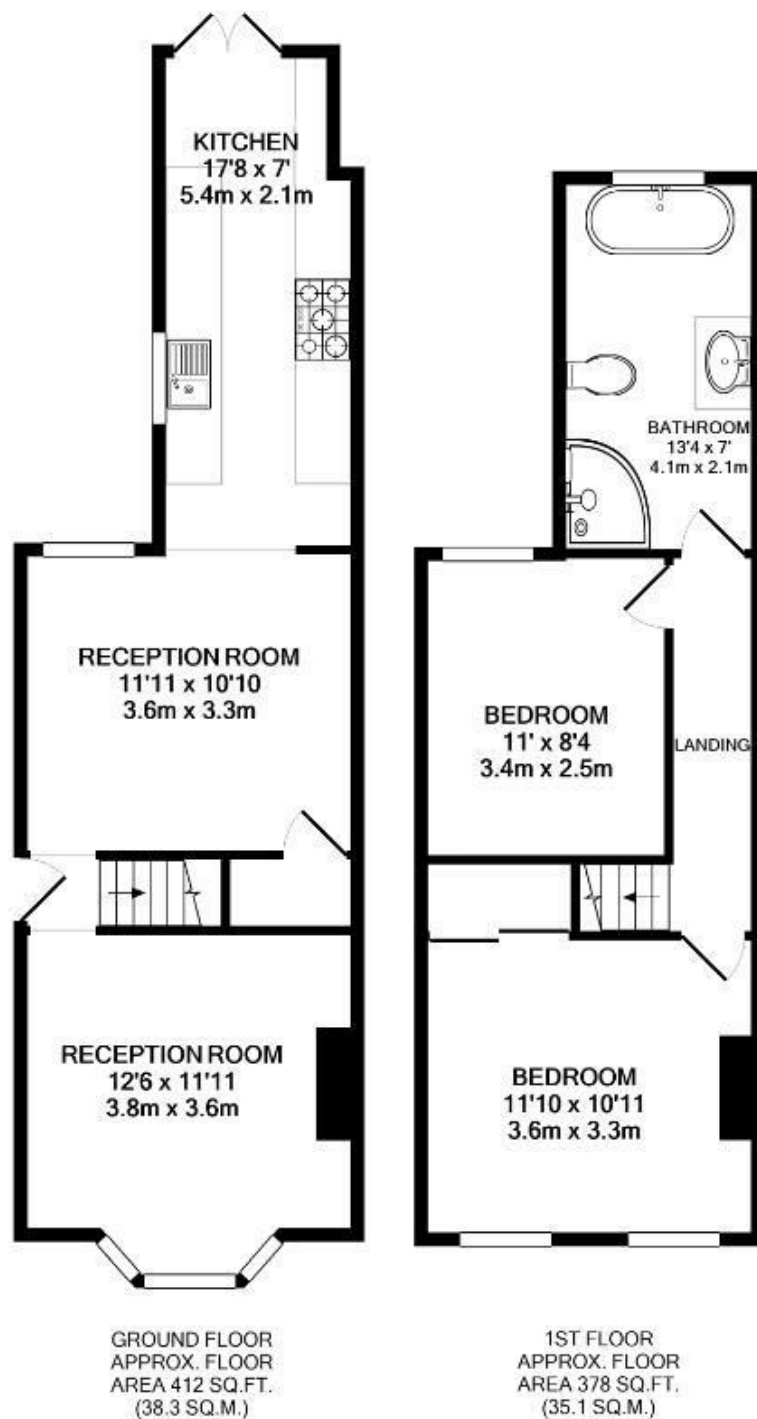
## Garden

45' (13.72m)

Side pedestrian access, patio area, shed, lawn.







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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