



Woburn Avenue

Elm Park, Hornchurch, RM12 4NQ

A most impressive three bedroom extended home ideally located for Elm Park Station and shops, the accommodation includes entrance hall, extended reception room and kitchen, three bedrooms and bathroom. Externally there is a driveway to the front and a 100ft rear garden.

£425,000

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Entrance Hall

Entrance door, radiator, picture rail, carpet, stairs to first floor, understairs cupboard.

Reception Room

35'3 x 11'2 narrowing to 7'10 (10.74m x 3.40m narrowing to 2.39m)

Double glazed window to front, double glazed patio doors to rear, two radiators, laminate flooring.

Kitchen

18'7 x 7' narrowing to 5'10 (5.66m x 2.13m narrowing to 1.78m)

Double glazed door and window to rear, radiator, wall and base units, part tiled walls, induction hob, extractor, double oven, plumbing for washing machine and dishwasher, boiler, vinyl flooring.

Landing

Carpet, radiator.

Bedroom One

13' x 10'2 (3.96m x 3.10m)

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

Bedroom Two

11'0 x 10'1 (3.35m x 3.07m)

Double glazed window to rear, carpet, radiator.

Bedroom Three

10'7 x 6'5 (3.23m x 1.96m)

Double glazed window to front, coved ceiling, radiator.

Bathroom

Frosted double glazed window to rear, panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls and floor, heated towel rail.

Garden

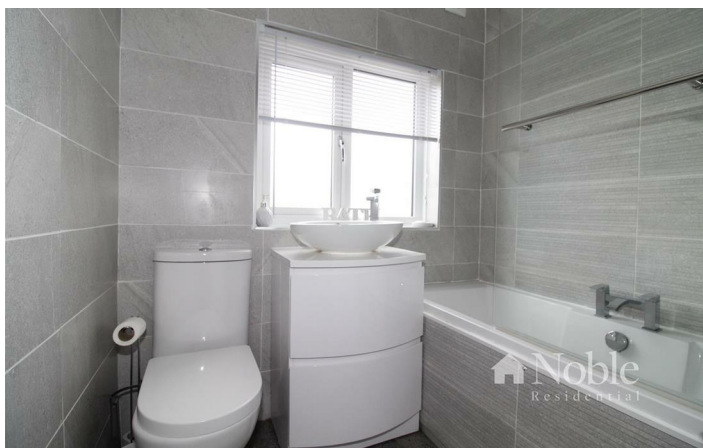
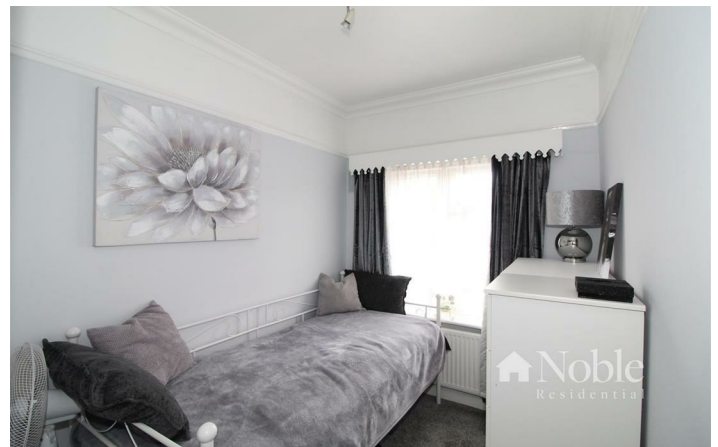
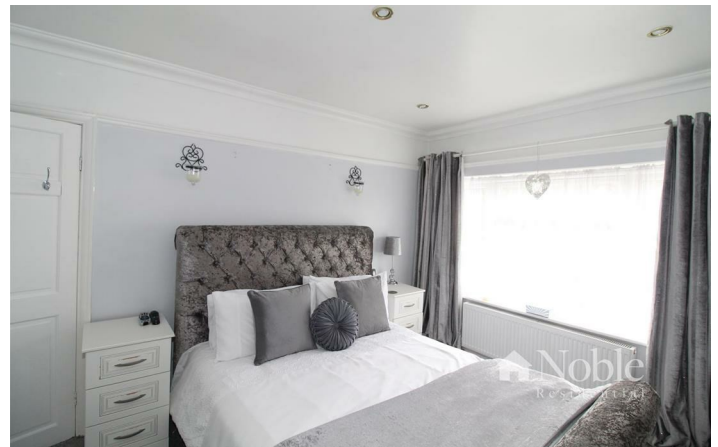
100' (30.48m)

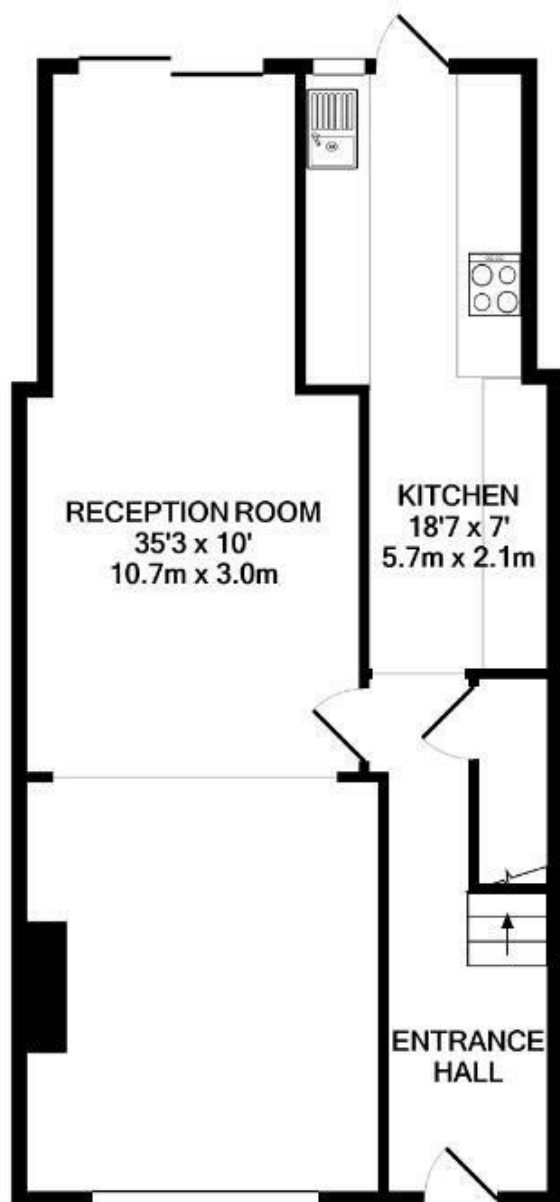
Patio area, artificial grass with surrounding flower beds, outside tap, two sheds.

Driveway

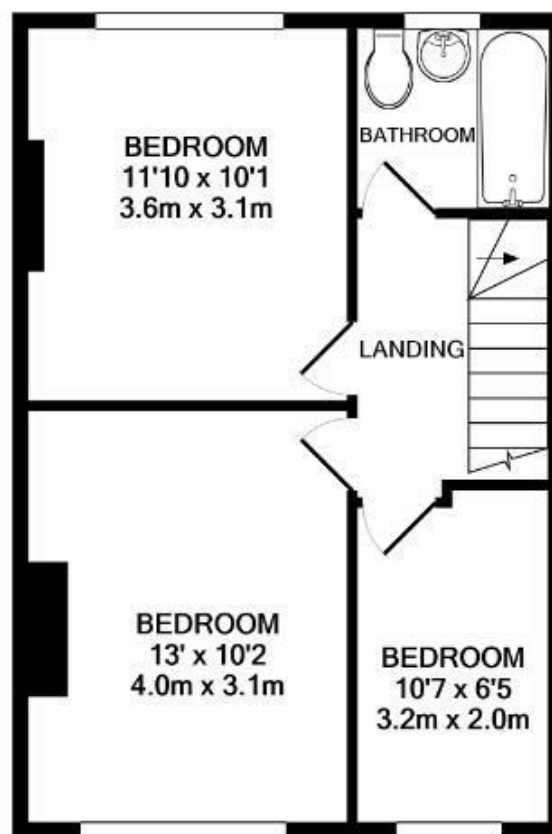
Driveway to front.







GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 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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