



## Hornchurch Road

Hornchurch, RM12 4TQ

With no onward chain, an opportunity to purchase this extended three bedroom semi detached home, within an 18 minute walk of Romford Station (source: google maps). The accommodation includes entrance hall, ground floor shower room, reception room and kitchen/dining room. The first floor, landing, three bedrooms and bathroom. Externally a south facing approx. 90ft rear garden with side access. To the front, off road parking.

**£500,000**



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## Entrance Hall

UPVC entrance door, double glazed window. Coving, two storage cupboards under the stairs, radiator, parquet wood flooring.

## Ground Floor Shower Room

7'7 x 6'3 max sizes (2.31m x 1.91m max sizes)  
Double glazed window. Suite comprising of walk in shower, wash basin with cupboard beneath, low level WC, extractor, tiled walls, heated towel rail, tiled floor.

## Reception Room

26'11 x 11'1 (8.20m x 3.38m)  
Double glazed bay window, double doors leading to kitchen/dining room, coving, coal effect gas fire with surround, two radiators, parquet wood flooring.

## Kitchen/Dining Room

16'5 x 11'1 (5.00m x 3.38m)  
Double glazed sliding door to rear garden, double glazed window, coving, wall and base units with butcher style worktops, four burner gas hob, integrated oven, extractor hood and fan, wine cooler, radiator, part tiled flooring and part parquet wood flooring

## Laundry Room

7'8 x 2'11 (2.34m x 0.89m)  
Worktop, coving, wall mounted boiler, tiled floor.

## First Floor Landing

Double glazed window. Coving, storage cupboard, loft access, laminate flooring.

## Bedroom One

13'8 x 9'8 max sizes (4.17m x 2.95m max sizes)  
Double glazed bay window. Coving, radiator, carpet.

## Bedroom Two

12'10 x 10'7 max sizes (3.91m x 3.23m max sizes)  
Double glazed window. Coving, radiator, carpet.

## Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)  
Double glazed bay window. Coving, radiator, laminate flooring.

## Bathroom

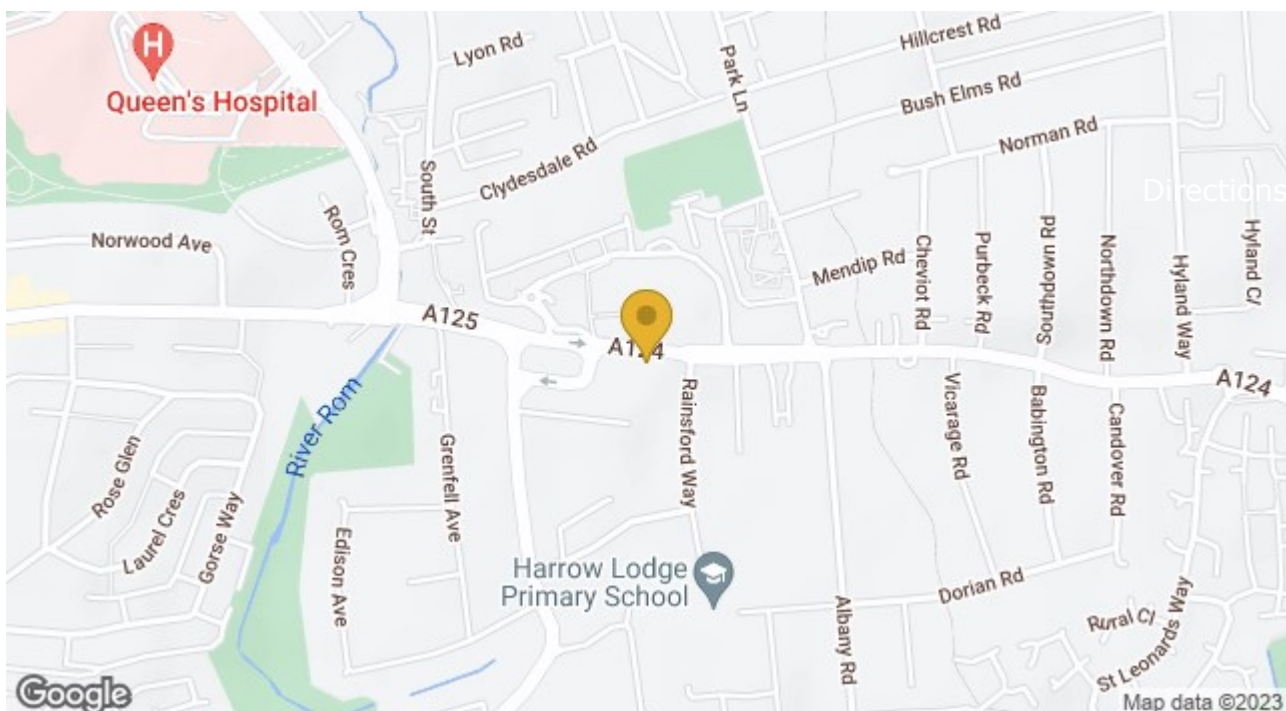
7'4 x 5'5 (2.24m x 1.65m)  
Double glazed window. Suite comprising of panelled bath with shower attachment to tap and overhead bracket, glass screen., wash basin with cupboard beneath, low level WC, extractor, tiled walls, coving, heated towel rail, tiled floor.

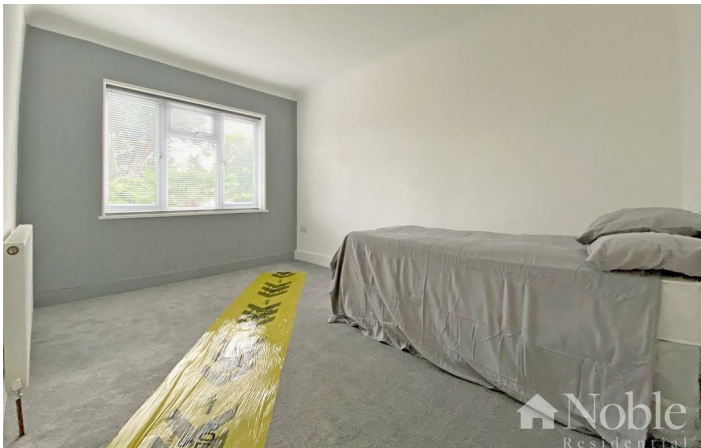
## Rear Garden

90' approx. (27.43m approx )  
South facing, slabbed seating area, decked seating area, remainder mainly laid to lawn, flowerbeds, pedestrian side access via gate, outdoor tap, outdoor light.

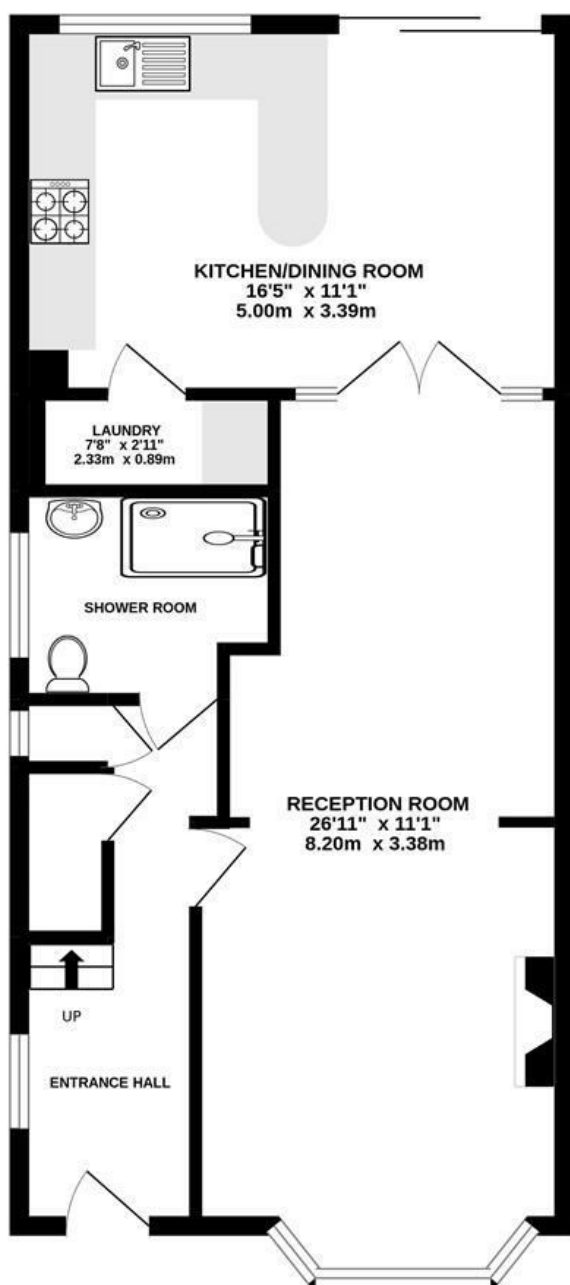
## Parking

Off road parking to front via dropped kerb.







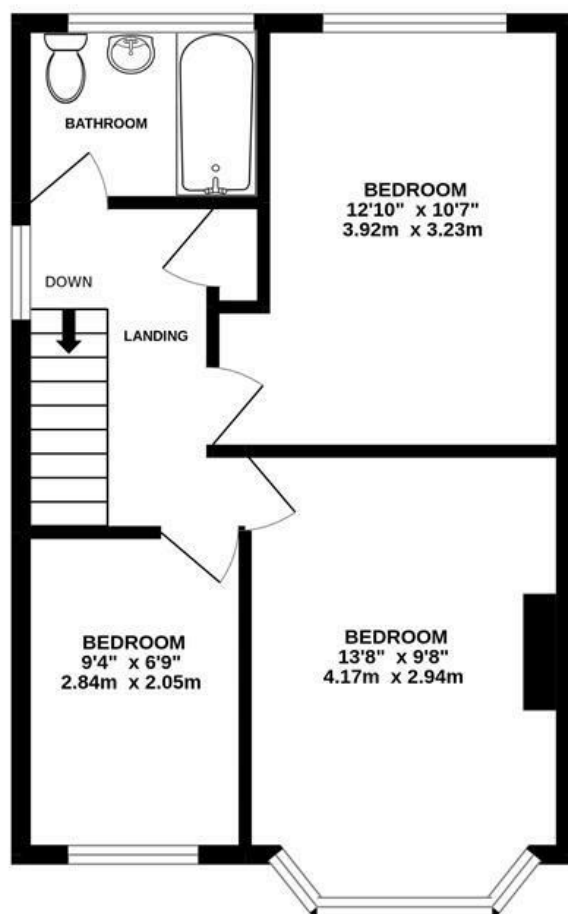


**GROUND FLOOR**  
593 sq.ft. (55.1 sq.m.) approx.

**TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**1ST FLOOR**  
416 sq.ft. (38.7 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		