

Craigdale Road

Hornchurch, RM11 1AH

A unique property offering versatile accommodation which could be suitable for various needs and is only a 11 minute walk to Romford Station (source: google maps). The current layout could be used as either a three/four bedroom family home or alternatively there is potential for conversion in to two apartments STPP. Externally a 40ft rear garden with pedestrian rear access.

£475,000

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Entrance Hall

Part frosted double glazed door to front, covered ceiling, laminate flooring, radiator and cover, stairs to first floor, under stairs cupboard.

Ground Floor Bathroom

9'2 x 6'11 (2.79m x 2.11m)

Extractor, panelled bath with shower over, low level WC, wash hand basin, tiled flooring, part tiled walls, radiator.

Reception Room

27'5 x 11'10 max sizes (8.36m x 3.61m max sizes)

Double glazed bay window to front, covered ceiling, laminate flooring, two radiators.

Kitchen

11'7 x 7'7 (3.53m x 2.31m)

Double glazed door to rear, double glazed window to rear, covered ceiling, tiled flooring, stainless steel single drainer sink, electric hob, oven, extractor, integrated fridge/freezer and washing machine, wall and base units, boiler.

Bedroom Four/Reception Room

10'9 x 8'2 (3.28m x 2.49m)

(Ground Floor) Double glazed window to rear, covered ceiling, carpet, fitted wardrobes.

Landing

Loft access, carpet.

Bedroom One

14'9 x 11'8 (4.50m x 3.56m)

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

Bedroom Two

12'7 x 9'7 (3.84m x 2.92m)

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

Bedroom Three (currently 2nd Kitchen)

9'4 x 7'7 (2.84m x 2.31m)

Double glazed window to rear, vinyl flooring, wall and base units, stainless steel drainer sink, part tiled walls,

Shower Room

7'3 x 5'3 (2.21m x 1.60m)

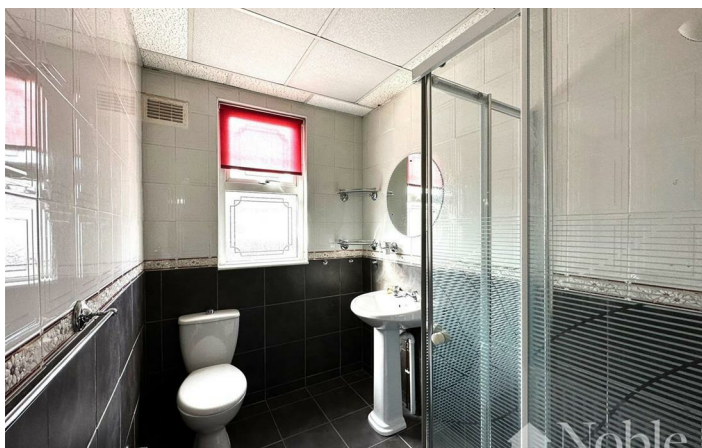
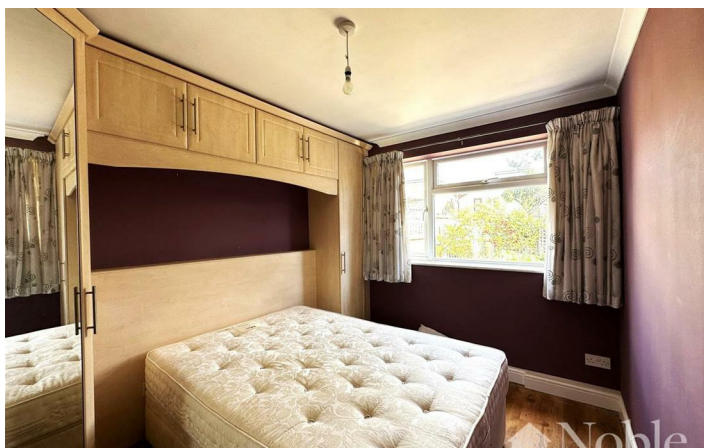
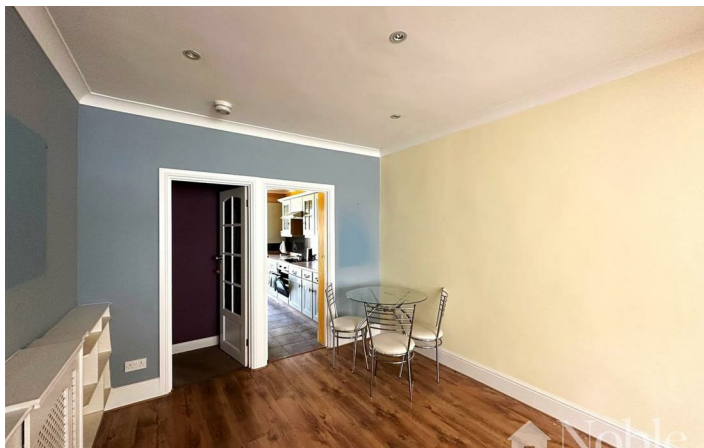
Frosted double glazed window to front, low level WC, pedestal wash hand basin, shower cubical, tiled flooring and walls, radiator.

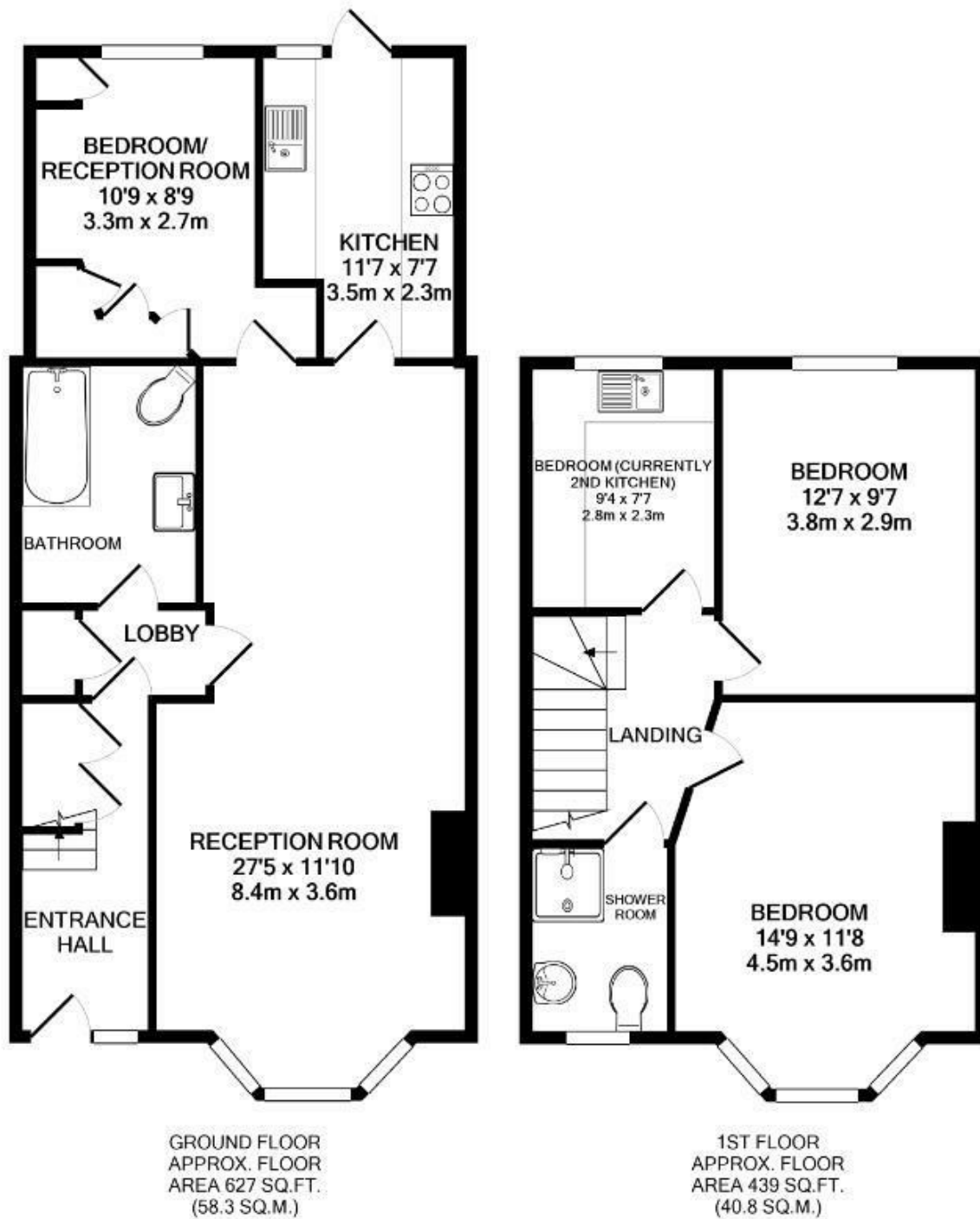
Garden

40' (12.19m)

Patio area, artificial lawn, surrounding flower beds, tap, light.







TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.1 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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