



Elms Close ,Hornchurch, RM11 1GN

- Guide Price £500,000 - £525,000
 - Three Double Bedrooms
 - Two En Suites
- 0.7 Miles To Emerson Park Station
 - Driveway
 - Integral Garage
 - Modern Interior
- Low Maintenance Garden

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Entrance Hall

15'3 x 6'7 (4.65m x 2.01m)

Entrance Door, tiled flooring, double glazed window to side, radiator.

Downstairs WC

Tiled Flooring, low level WC, wash hand basin, radiator, extractor fan

Kitchen/Diner

15'4 x 14'2 (4.67m x 4.32m)

Tiled flooring, double glazed window to rear, frosted double glazed french doors to rear, integrated fridge/freezer, integrated four ring gas hob and oven, integrated dishwasher, wall and base units, single drainer sink, boiler located in kitchen cupboard, radiator.

Landing (first floor)

17'1 x 6'6 (5.21m x 1.98m)

Carpet, double glazed window to front, radiator.

Reception Room

15'5 x 11'9 (4.70m x 3.58m)

Double glazed window to rear, French door to Juliette balcony, carpet, radiator.

Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

Double glazed window to front, built in wardrobe, radiator, carpet, door to en Suite.

Bedroom Two En Suite

8'3 x 5'3 (2.51m x 1.60m)

Wash hand basin, low level WC, shower cubicle, part tiled walls, radiator.

Landing (second floor)

Double glazed window to side, carpet, radiator.

Bedroom One

12'09 x 10'07 (3.89m x 3.23m)

Double glazed window to front, built in wardrobe, carpet, radiator.

Bedroom One En Suite

8'7 x 4'5 (2.62m x 1.35m)

Double shower cubicle, low level WC, wash hand basin, part tiled walls, vinyl flooring, radiator.

Bedroom Three

13'9 x 8'7 (4.19m x 2.62m)

Double glazed window to rear, built in wardrobe, carpet, radiator.

Bathroom

8'4 x 6'4 (2.54m x 1.93m)

Frosted double glazed window to rear, panelled bath with rain fall shower, part tiled walls, low level WC, hand wash basin, vinyl flooring, radiator.

Garden

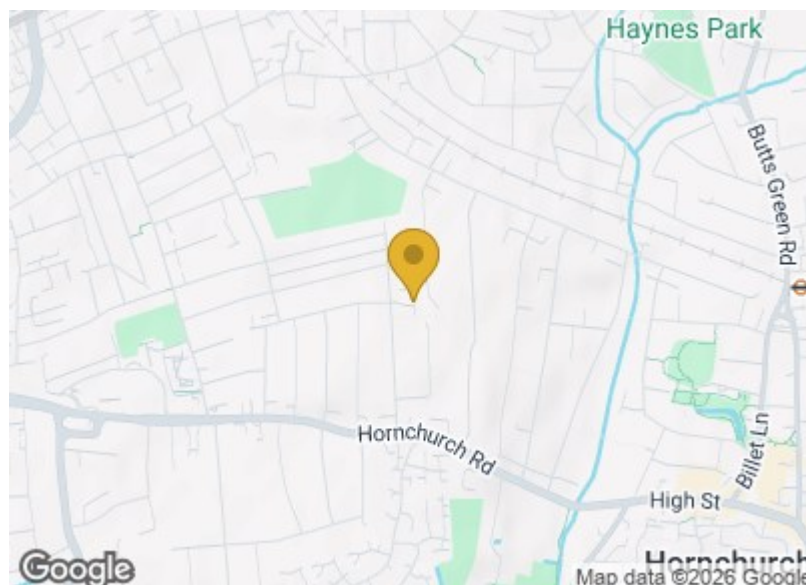
30' (9.14m)

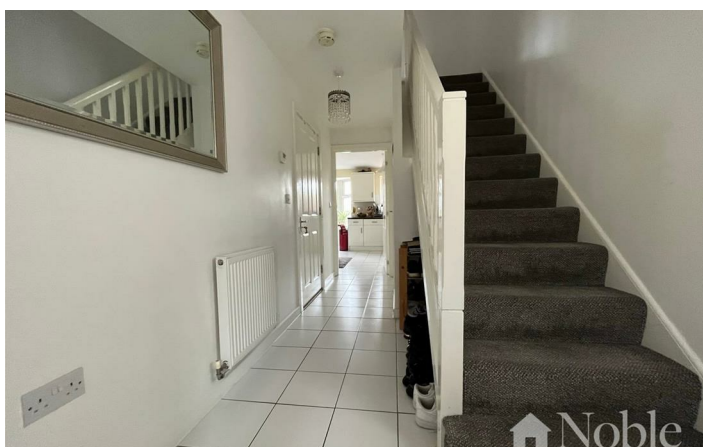
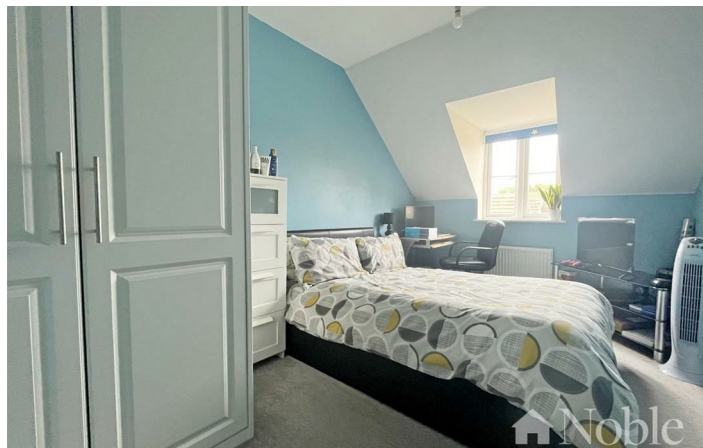
Fully paved, gate for side access, shed, outside tap.

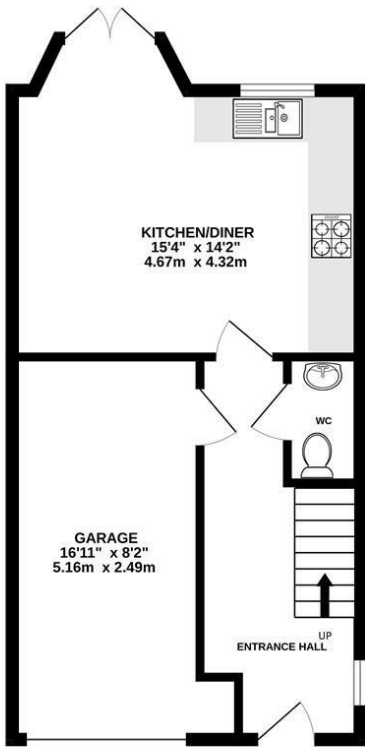
Driveway & Garage

17'7 x 8'1 (5.36m x 2.46m)

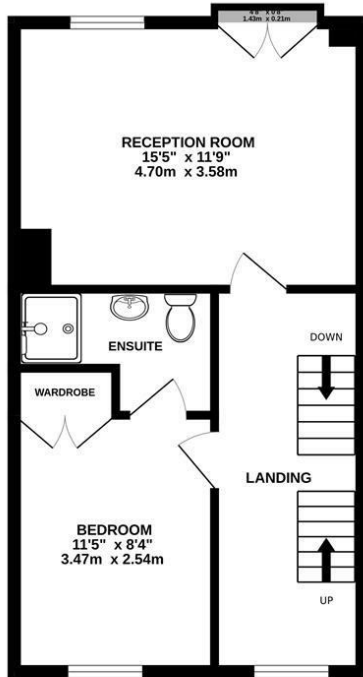
Driveway to front, integral garage with power and light, door into house.



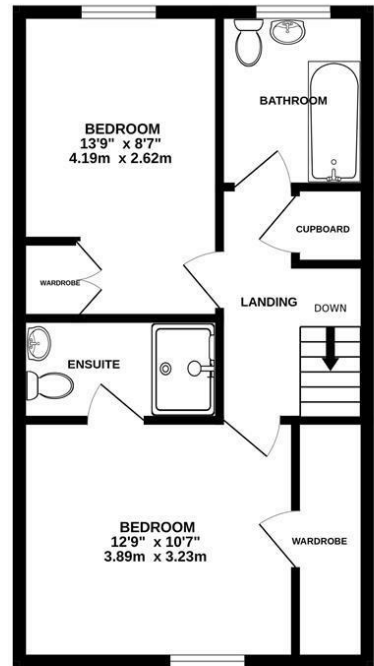




GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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