



## Hornchurch Road

Hornchurch, RM12 4TG

Offered for sale with no onward chain is this extended three bedroom semi detached home in need of refurbishment/remodernisation, the accommodation includes entrance porch, entrance hall, ground floor WC, two reception rooms, kitchen/breakfast room, conservatory, three bedrooms and shower room. Externally there is a private driveway and detached garage and a 68 ft garden.

**£475,000 - Freehold - Council Tax: D**

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## Entrance Porch

Double glazed frosted door to rear.

## Entrance Hall

Frosted double glazed door to porch, stairs to first floor, under stair cupboard, radiator, carpet.

## Ground Floor WC

Frosted double glazed window to side, low level WC, wash hand basin.

## Reception Room One

26'3 x 13' narrowing to 10'8 (8.00m x 3.96m narrowing to 3.25m )  
Double glazed window to front, two radiators, carpet.

## Reception Room Two

10'3 x 9'2 (3.12m x 2.79m )  
Double glazed patio doors to conservatory, radiator, carpet.

## Conservatory

17'2 x 12'6 narrowing to 10'4 (5.23m x 3.81m narrowing to 3.15m )  
Double glazed door to side, double glazed windows to side, laminate flooring.

## Kitchen/Breakfast Room

20'9 x 7'11 (6.32m x 2.41m)  
Two double glazed windows to side, wall and base units, stainless steel single drainer sink, radiator, laminate flooring.

## Landing

Frosted double glazed window to side, loft access, cupboard, carpet.

## Bedroom One

13'9 x 12'11 (4.19m x 3.94m)  
Double glazed window to rear, fitted wardrobes, vanity wash hand basin, radiator, carpet.

## Bedroom Two

11' x 12' (3.35m x 3.66m)  
Double glazed window to rear, fitted wardrobes, vanity wash hand basin, radiator, carpet.

## Bedroom Three

7'7 x 6'8 (2.31m x 2.03m)  
Double glazed window to rear, fitted wardrobes, radiator, carpet.

## Shower Room

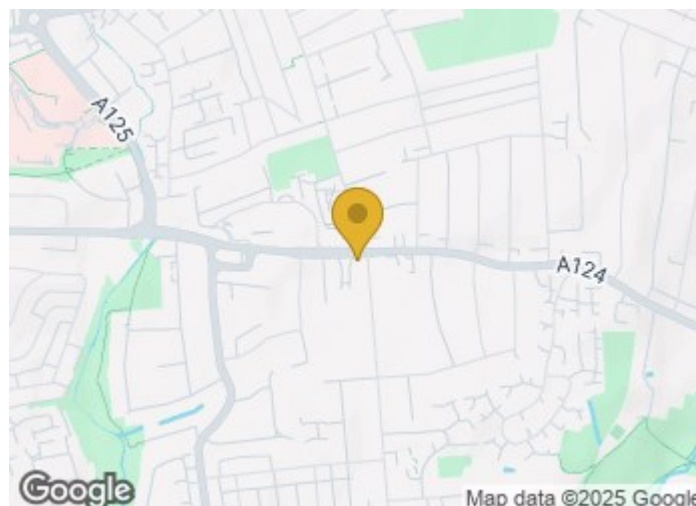
Frosted double glazed window to front, low level WC, wash hand basin, walk in shower enclosure, heated towel rail, vinyl flooring.

## Rear Garden

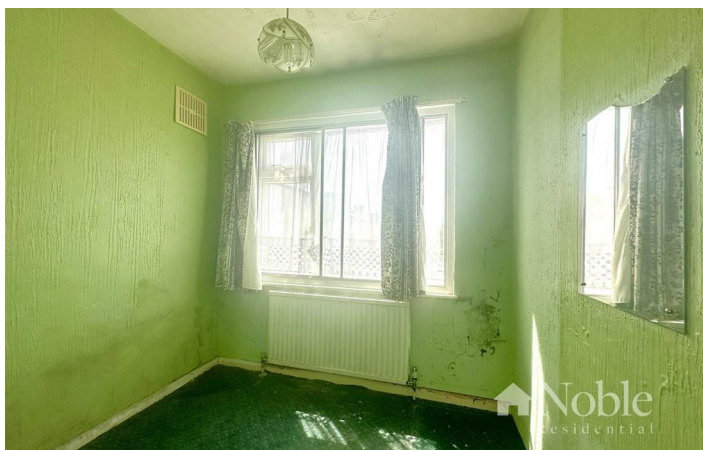
approximately 68' (approximately 20.73m )  
In need of attention.

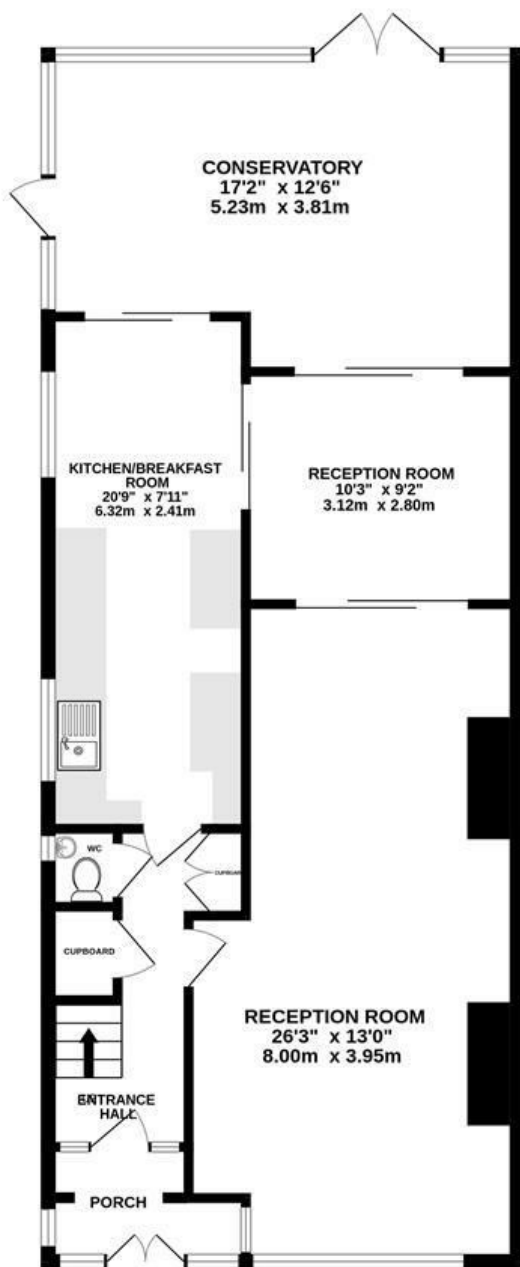
## Driveway/Garage

Driveway to side, garage.

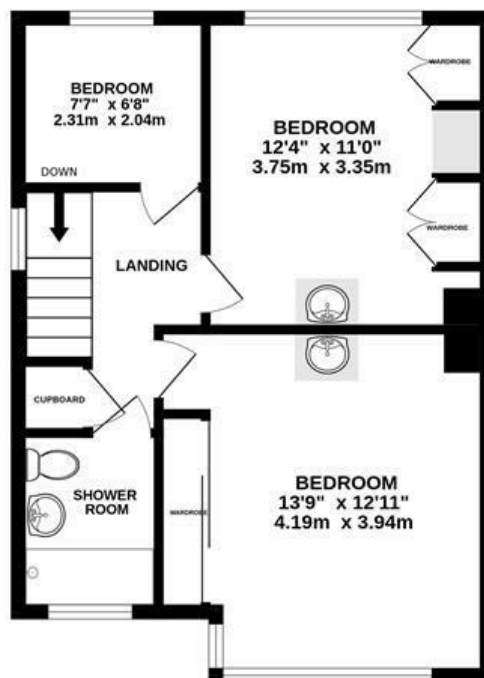








**GROUND FLOOR**  
864 sq.ft. (80.2 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.3 sq.m.) approx.

**TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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**Material Information:**  
Council Tax Band: D  
Tenure: Freehold

