



Lyndhurst Drive, Hornchurch, RM11 1JP

- Available Immediately
 - Four Bedrooms
- Two Reception Rooms
 - Two Bathrooms
- Brand New Kitchen & Shower Room
 - Off Road Parking
- 95ft West Facing Garden with Outbuilding
- 11 Min Walk to Emerson Park Station (source: google maps)

£2,500 PCM (per calendar month) - Council Tax: D

Holding deposit is one week's rent - Tenancy deposit is five weeks' rent.

Lyndhurst Drive

Hornchurch, RM11 1JP



Entrance Hall

Entrance door, window. Coving, dado rail, three cupboards under stairs, stairs to first floor, hive heating controls, laminate wood flooring.

Reception Room One

14' x 12'11 max sizes (4.27m x 3.94m max sizes) Double glazed bay window. Coving, gas fire with surround, radiator, laminate flooring.

Reception Room Two

14'5 x 11'5 max sizes (4.39m x 3.48m max sizes) Double glazed patio doors to garden. Coving, radiator, laminate flooring.

Kitchen

17'4 x 7'4 max sizes (5.28m x 2.24m max sizes) Part glazed ceiling, double glazed windows to two aspects and patio doors to garden. Range of gloss grey base wall units with butcher block style worktops, four burner electric hob with integrated oven beneath and over head extractor, single drainer stainless steel sink, smooth ceiling, spotlights, part tiled walls, two radiators, tiled floor.

First Floor Landing

Smooth ceiling, coving, dado rail, stairs to second floor, carpet.

Bedroom Two

14' x 10'1 to wardrobes (4.27m x 3.07m to wardrobes) Double glazed bay window. Coving, radiator, built in wardrobes, hard wood flooring.

Bedroom Three

11'9 x 9'11 to wardrobes (3.58m x 3.02m to wardrobes) Double glazed window. Smooth ceiling, coving, radiator, built in wardrobes, hard wood flooring.

Bedroom Four

7'11 x 7'1 (2.41m x 2.16m) Double glazed window. Coving, radiator, laminate flooring.

Bathroom

7'6 x 5'8 (2.29m x 1.73m) Double glazed window. Suite comprising of bath with shower attachment to tap and overhead bracket, glass screen, wash basin, low level wc, smooth ceiling, spotlights, tiled walls, heated towel rail, tiled floor.

Second Floor Landing

Smooth ceiling, carpet.

Bedroom One

15'11 x 12'10 max sizes (4.85m x 3.91m max sizes) Double glazed window to one aspect, skylight to a second aspect. Smooth ceiling, coving, radiator, built in wardrobes, eves storage, laminate flooring.

Shower Room

7'3 x 4'10 (2.21m x 1.47m) Double glazed window. Suite comprising of shower cubicle with electric shower, sink with cupboard beneath, low level wc, smooth ceiling, extractor, tiled walls, electric shaving point, heated towel rail, tiled floor.

Rear Garden - West Facing

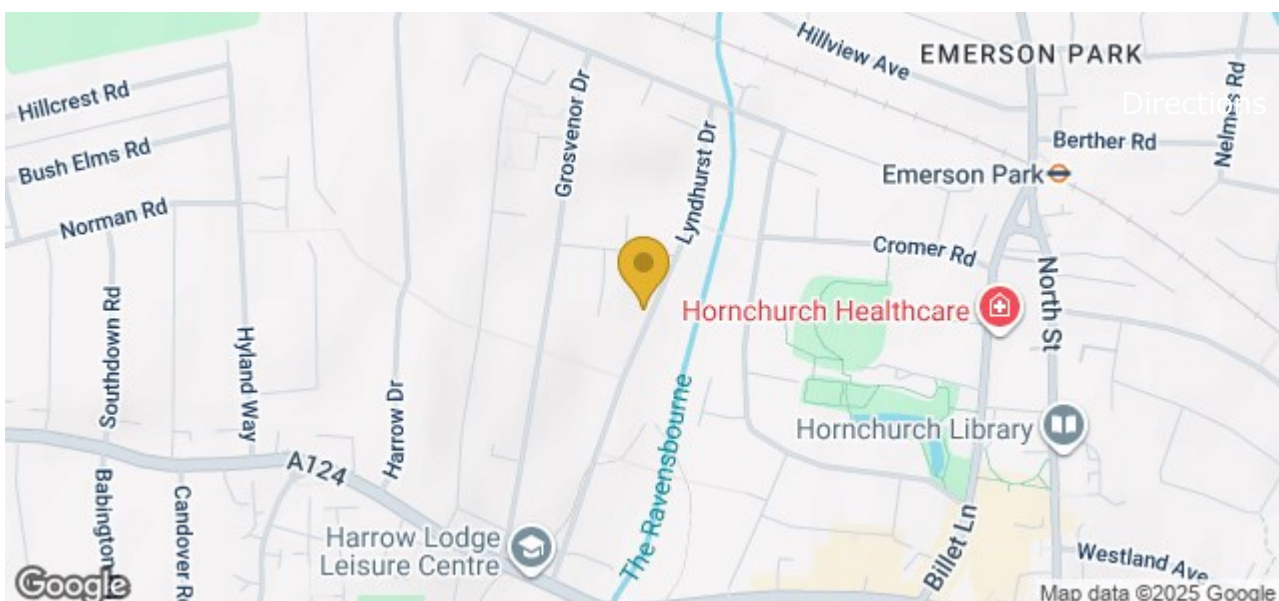
95' (28.96m) Crazy paved seating area to the direct rear of the property with all weather canopy, the remainder is mainly laid to lawn.

Outbuilding

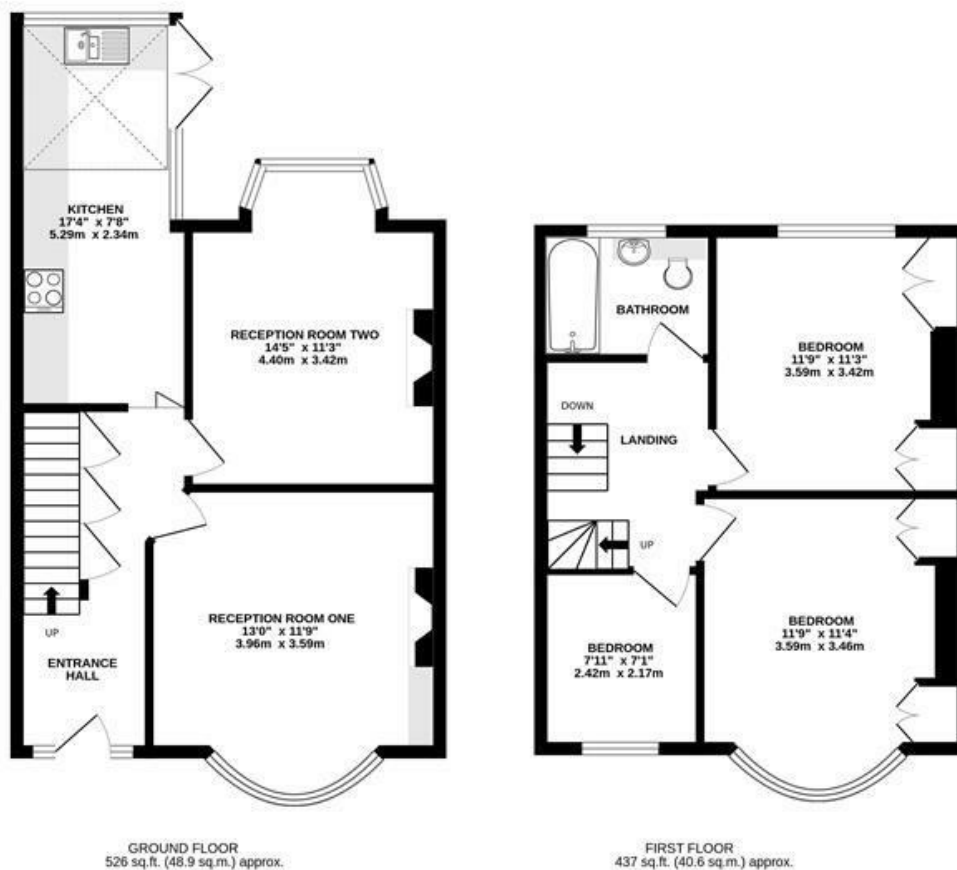
Double glazed window. Power and lights.

Parking

Off road parking for two vehicles to front.







TOTAL FLOOR AREA : 1259 sq.ft. (116.9 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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Council Tax Band: D

Fees:

Holding deposit is one week's rent

Tenancy deposit is five weeks' rent.

