



Hedingham Road, Hornchurch, RM11 3QH

- Available Immediately
- Semi Detached House
 - Three Bedrooms
 - Ground Floor WC
 - First Floor Bathroom
 - Off Road Parking
 - Artificial Turf Rear Garden
- 16 Min Walk to Upminster Bridge Station (source: google maps)

£2,400 PCM (per calendar month) PCM
Holding Deposit equal to 1 weeks rent
Tenancy Deposit equal to 5 weeks rent
Council Tax Band: E

Hedingham Road

Hornchurch, RM11 3QH



Entrance Hall

UPVC double glazed entrance door, window. Smooth ceiling, part wood panelling to walls, stairs to first floor, three storage cupboards, radiator with thermostatic valve, nest smart heating controls, laminate flooring.

Ground Floor Toilet

Window. Smooth ceiling, coving, part wood panelling to walls, radiator with thermostatic valve, low level wc, sink with cupboard beneath, tiled floor.

Reception Room

23'9 x 12'2 (7.24m x 3.71m)

Double aspect double glazed windows to front and rear, double glazed patio doors to rear garden. Smooth ceiling, coving, spotlights, part wood panelling to walls, wall lights, decorative mock wood burner with surround, two radiators with thermostatic valves, laminate flooring.

Kitchen

10'5 x 8'4 (3.18m x 2.54m)

Double glazed windows to two aspects, double glazed door to rear garden. Smooth ceiling, coving, spotlights, range of base and eye level wall cabinets with worktops, cabinet enclosing wall mounted boiler, ceramic single drainer sink, space for freestanding oven (to remain), space for freestanding fridge/freezer (to remain), space for freestanding washing machine (to remain), part tiled walls, vinyl flooring.

First Floor Landing

Double glazed window. Smooth ceiling, access to loft, wall lights, radiator with thermostatic valve, carpet.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

Double glazed window. Smooth ceiling, coving, wall lights, radiator with thermostatic valve, carpet.

Bedroom Two

12'2 x 10'5 (3.71m x 3.18m)

Double glazed window. Smooth ceiling, range of built in wardrobes, radiator with thermostatic valve, carpet.

Bedroom Three

10'2 x 8'3 (3.10m x 2.51m)

Double glazed windows to two aspects. Smooth ceiling, coving, radiator with thermostatic valve, built in cupboard, carpet.

Bathroom

8'4 x 5'4 (2.54m x 1.63m)

Double glazed windows to two aspects. Suite comprising of P-shape bath, separate overhead shower with waterfall head and handheld, glass screen, wash basin with cupboard beneath and low level wc, smooth ceiling, coving, part tiled walls, heated towel rail, tiled floor.

Rear Garden - North Easterly Facing

42' approx. (12.80m approx)

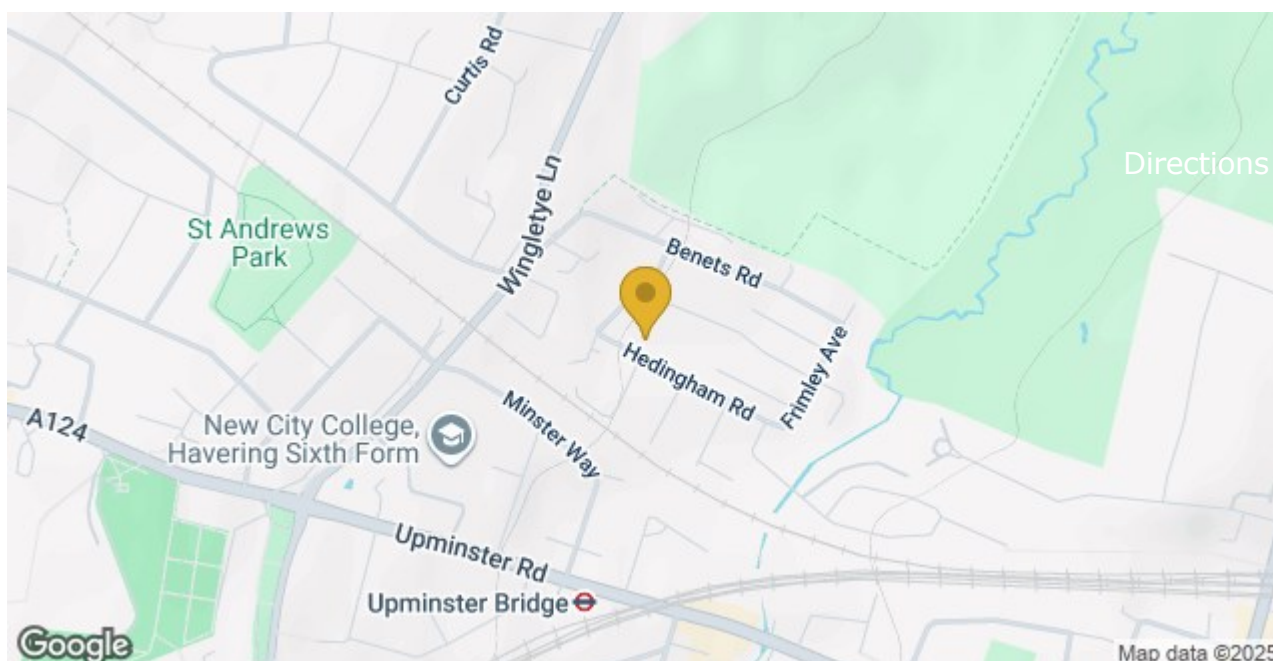
Concreted area to the direct rear of the property, slabbed seating area at the end of the garden, the remainder is mainly artificial turf, pedestrian side access via gate, outside lighting.

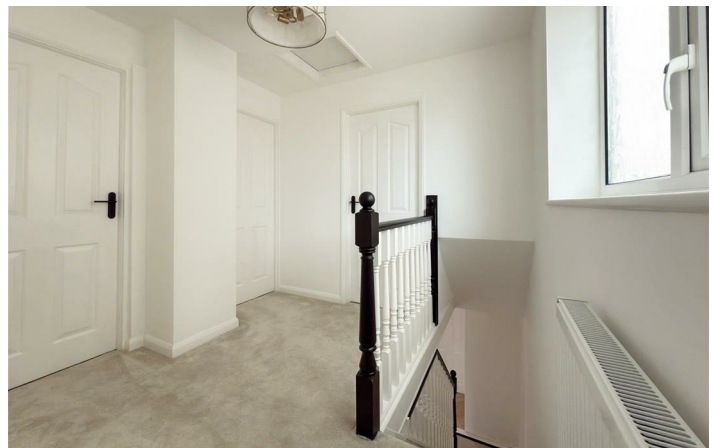
Outbuilding

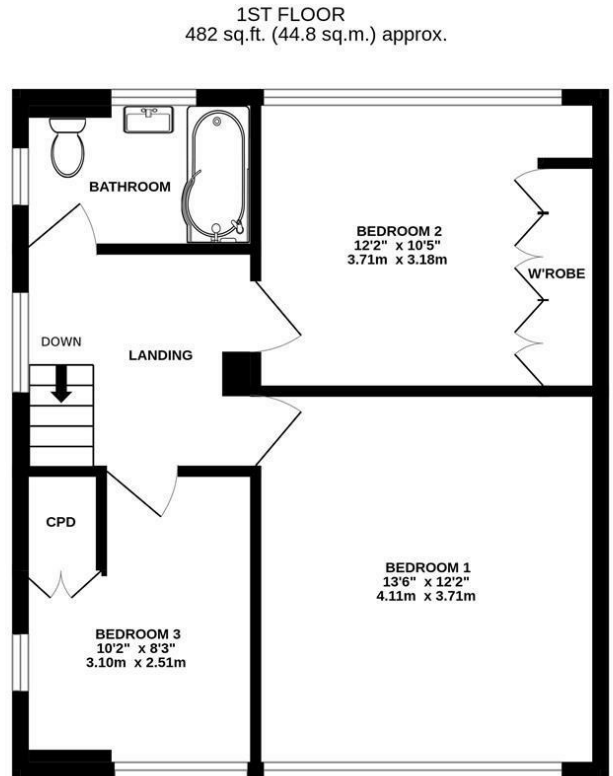
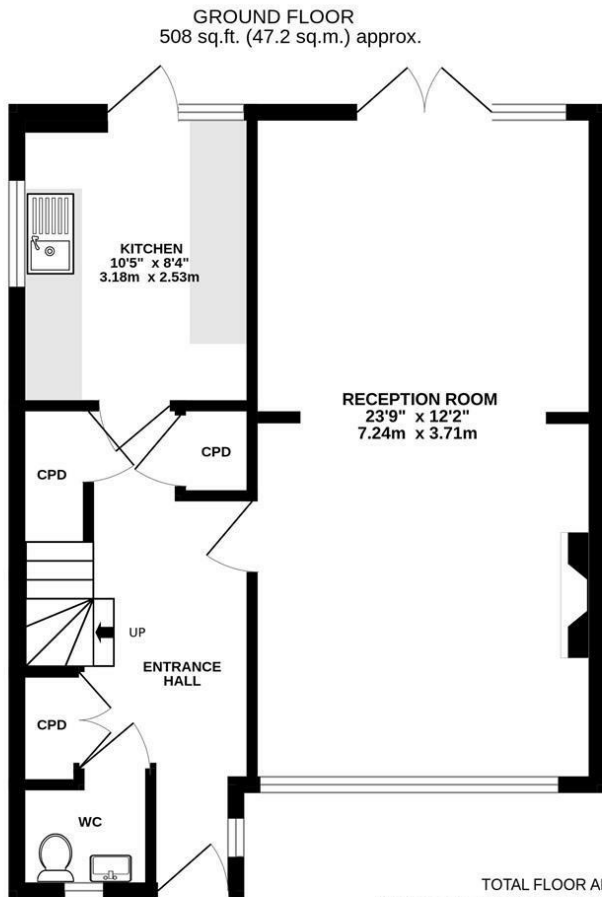
The outbuilding is not included in the tenancy.

Parking

Block paved off road parking front. Shared driveway to side that has to be kept clear.







TOTAL FLOOR AREA : 991 sq.ft. (92.0 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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Tenant Fees:

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

