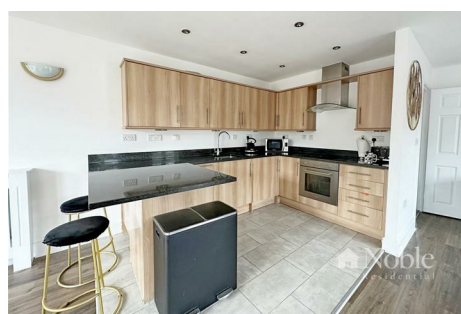




Hartland Road

Hornchurch, RM12 4AD

A unique two bedroom modern detached house, the accommodation includes entrance hall, ground floor WC, an open plan reception area and kitchen with a range of integrated appliances, a ground floor bedroom. on the first floor there is the master bedroom and a modern shower room. Externally there is a courtyard style garden and a driveway to the front of the property.

£425,000 - Freehold - Council Tax: D

Hartland Road

Hornchurch, RM12 4AD



Entrance Hall

Entrance door, carpet, radiator, stairs to first floor, under stairs cupboard.

Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, tiled floor, part tiled walls.

Reception Room

22'11" narrowing to 18'11" x 19'1" at max (6.99m narrowing to 5.77m x 5.82m at max)

Double glazed French doors to side and rear, double glazed window to side, two radiators, laminate flooring, open plan to kitchen area.

Kitchen Area

10'8" x 7'2" (3.25m x 2.18m)

Range of wall and base units with granite worktops with inset sink, electric hob, oven and extractor, range of integrated appliances including, washing machine, dishwasher, fridge and freezer, open plan to reception room.

Bedroom Two

11'7" x 8' (3.53m x 2.44m)

Located on the ground floor, Double glazed window to front, carpet, radiator.

Landing

Laminate flooring, cupboard.

Bedroom One

19'2" x 10'8" (5.84m x 3.25m)

Double glazed window to rear, laminate flooring, radiator, walk in wardrobe/cupboard, access to eaves storage area.

Shower Room

Frosted double glazed window to front, shower cubicle, low level WC, vanity wash hand basin, tiled walls and flooring, heated towel rail.

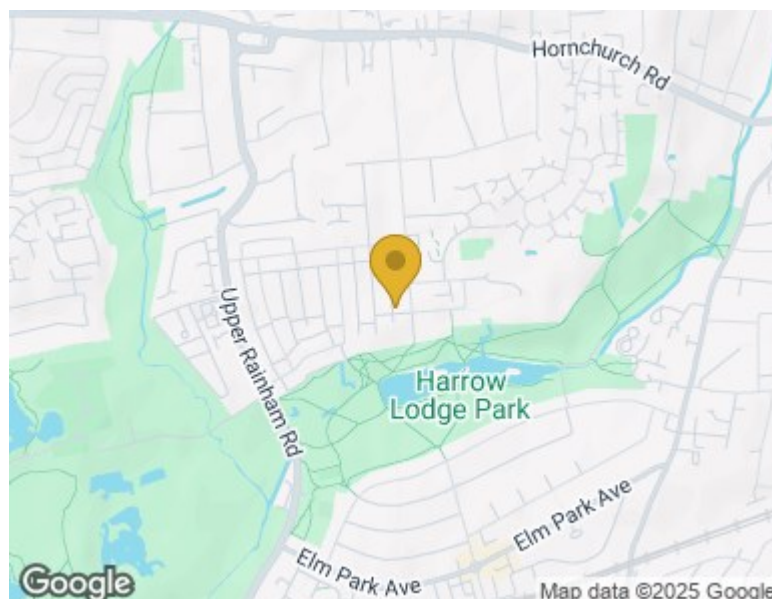
Garden

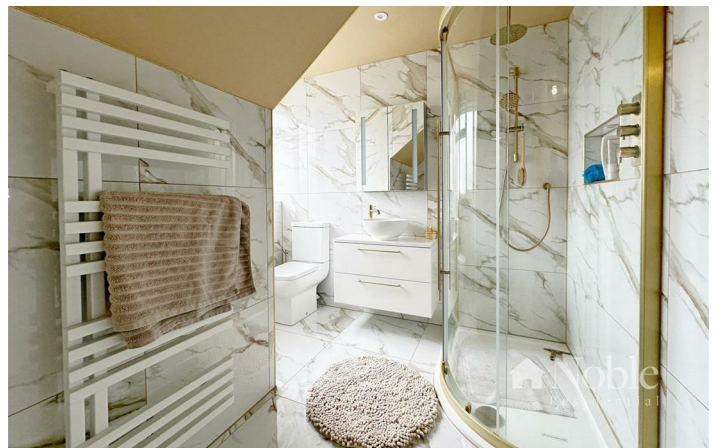
48'x 17' (14.63mx 5.18m)

Located to the side of the property, gated pedestrian access, courtyard area, shed.

Driveway

Driveway to front of the property.





The floor plan shows a 1-bedroom flat with the following layout:

- OPEN PLAN RECEPTION ROOM:** 22'11" x 19'1" (6.99m x 5.82m). This area includes a fireplace on the left wall and a bay window on the right wall.
- KITCHEN AREA:** 10'8" x 7'2" (3.25m x 2.18m). This area includes a kitchen unit with a sink and a four-burner gas hob.
- BEDROOM:** 11'7" x 8'0" (3.53m x 2.43m). This room has a bay window on the right wall.
- ENTRANCE HALL:** Features a door leading outside, a door to the reception room, and stairs leading up to the bathroom.
- BATHROOM (WC):** Includes a toilet and a bathtub.
- CUPBOARD:** A small storage area located between the kitchen and the entrance hall.

EAVES STORAGE

BEDROOM
 19'1" x 10'8"
 5.82m x 3.25m

CUPBOARD

SHOWER ROOM

CUPBOARD

LANDING

DOWN

The floor plan shows a large bedroom at the top with eaves storage. Below it is a shower room containing a shower, toilet, and sink, with cupboards on either side. To the right of the shower room is a landing with a staircase labeled 'DOWN'.

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

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 77, Potential: 89

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 77, Potential: 89