



Abbs Cross Lane, Hornchurch, RM12 4XW

- Extended House Over Three Floors
 - Two Double Bedrooms
 - Dressing Room/Home Office
 - First Floor Bathroom
 - Conservatory
- Approx. 140ft Rear Garden
 - Street Parking Only
- 21 Min Walk to Elm Park Station (source: google maps)

£425,000 - Freehold - Council Tax: D



Entrance Hall

Entrance door. Smooth ceiling, spotlight, stairs to first floor, carpet.

Lounge/Diner

23'11 x 11'5 max sizes (7.29m x 3.48m max sizes)
Double glazed windows to two aspects with plantation style shutters. Smooth ceiling, coving, wall lights, two radiators, storage cupboard, hard wood flooring.

Kitchen

17'10 x 5'10 max sizes (5.44m x 1.78m max sizes)
Double glazed window, double glazed double doors to Conservatory. Range of base and eye level wall cabinets with worktops and splashback tiles, 1.5 bowl stainless steel sink unit, stainless steel four burner gas hob with integrated oven beneath and overhead extractor, smooth ceiling, coving, part wood panelling to walls, dado rail, radiator, wall mounted Vaillant boiler, tiled floor.

Conservatory

13'10 x 9'9 (4.22m x 2.97m)
Double glazed windows to four aspects, double glazed door to rear storage area, double glazed patio doors to rear garden. Fan to ceiling, wall lights, radiator, laminate flooring.

First Floor Landing

Smooth ceiling, spotlights, radiator, built in cupboard, carpet.

Bedroom Two

12'6 x 8'6 max sizes (3.81m x 2.59m max sizes)
Double glazed window. Smooth ceiling, coving, radiator, carpet.

Bathroom

10'1 x 5'11 (3.07m x 1.80m)
Double glazed window, skylight. Suite comprising of bath with shower attachment to tap and overhead bracket, pedestal wash basin and low level wc, smooth ceiling, spotlights, extractor, wall lights, radiator, part tiled walls, tiled floor.

Dressing Room/Home Office

11'5 x 8'2 max sizes (3.48m x 2.49m max sizes)
Double glazed window with plantation style shutter. Smooth ceiling, coving, spotlights, radiator, built in wardrobe with mirror sliding doors, built in desk, laminate flooring. Stairs to Bedroom One.

Bedroom One - Second Floor

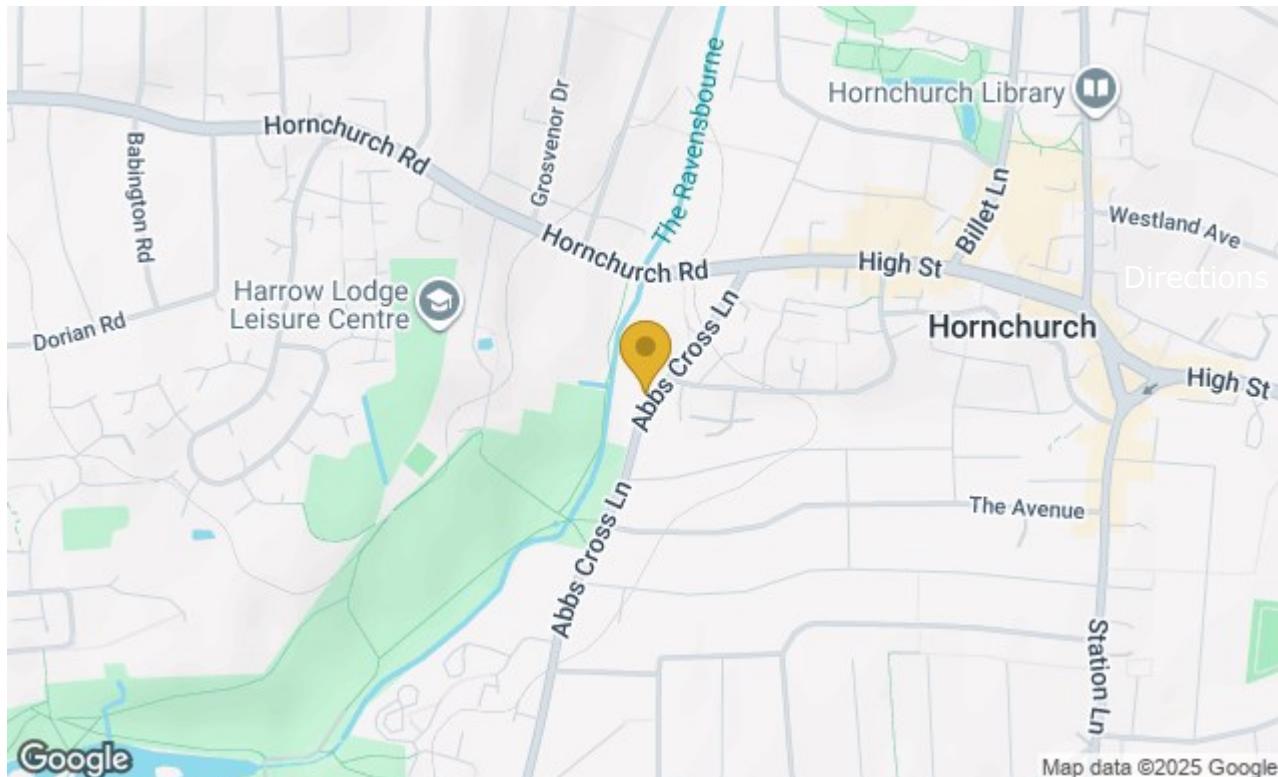
15'4 x 9'10 max sizes (4.67m x 3.00m max sizes)
Double glazed window. Smooth ceiling, spotlights, radiator, eaves storage, carpet.

Rear Garden - North Westerly Facing

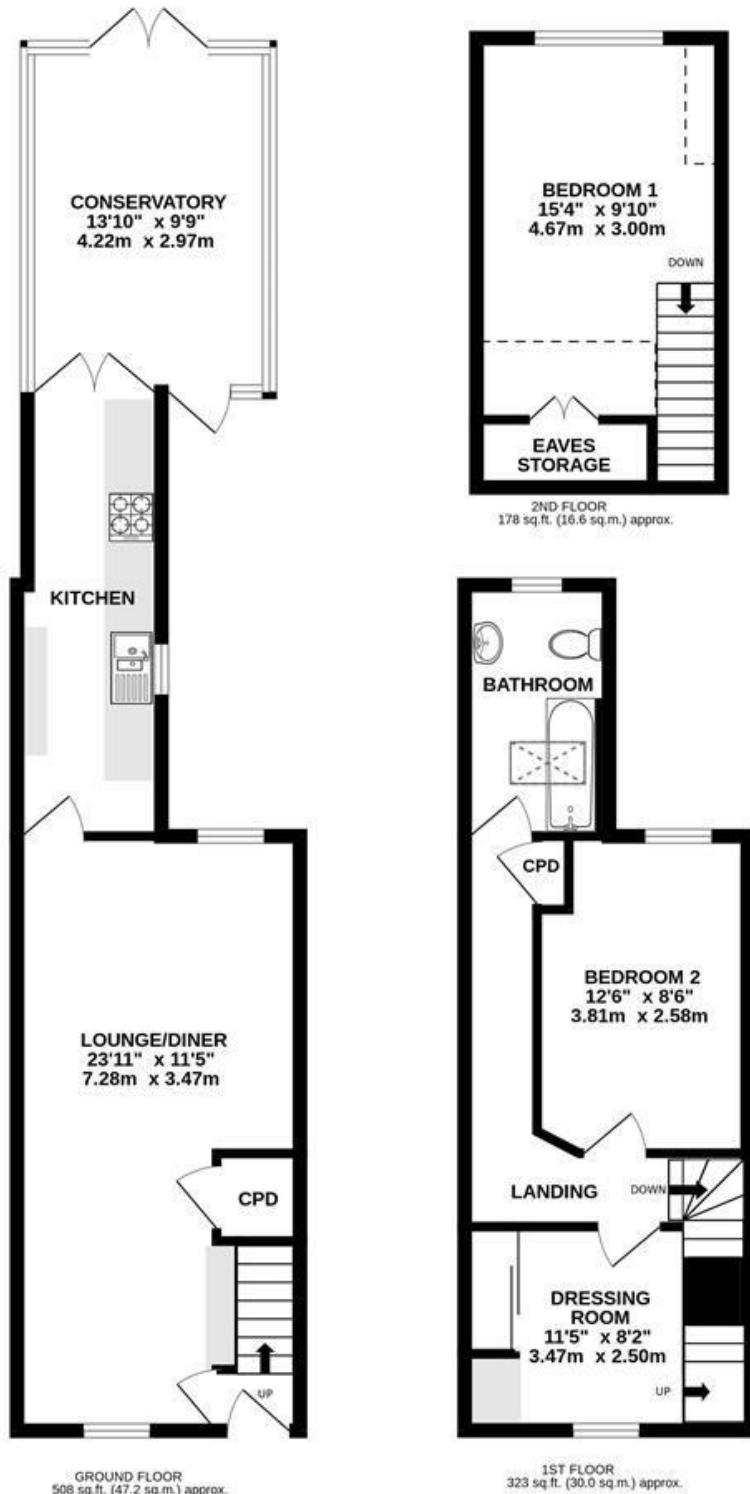
140' approx. (42.67m approx)
Raised block paved seating area to the direct rear of the property with steps leading to a slabbed footpath going down the garden, reminder is mainly laid to lawn with shrubs, shed, outside light, outside tap.

Parking

Street parking only.







TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		2002/91/EC	2002/91/EC