



Hedingham Road

Hornchurch, RM11 3QH

- Guide Price £450,000 - £475,000

- Semi Detached

- Three Bedrooms

- Two Reception Rooms

- Garage

- 38' Garden

- No Onward Chain

- 16 Min Walk to Upminster Bridge Station (source: google maps)

**Guide Price £450,000 - £475,000 Freehold -
Council Tax: D**



Entrance Hall

Entrance door, frosted double glazed window to front, stairs to first floor, understairs cupboard, radiator, carpet.

Reception Room One

12'10 x 12'1 (3.91m x 3.68m)
Double glazed window to front, radiator, carpet, open plan to Reception Room Two.

Reception Room Two

10'2 x 9'10 (3.10m x 3.00m)
Double glazed French doors to rear, radiator, carpet, open plan to reception one.

Kitchen

10'11 x 8' (3.33m x 2.44m)
Double glazed door to rear, double glazed window to side and rear, wall and base units, single drainer sink, gas cooker point, plumbing for washing machine, boiler, par tiled walls, vinyl flooring.

Landing

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

Bedroom One

13'4 x 10'11 (4.06m x 3.33m)
Double glazed window to front, radiator, coved ceiling, carpet.

Bedroom Two

10'5 x 7'11 (3.18m x 2.41m)
Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three

9'11 x 7'4 (3.02m x 2.24m)
Double glazed windows to front and side, radiator, carpet.

Bathroom

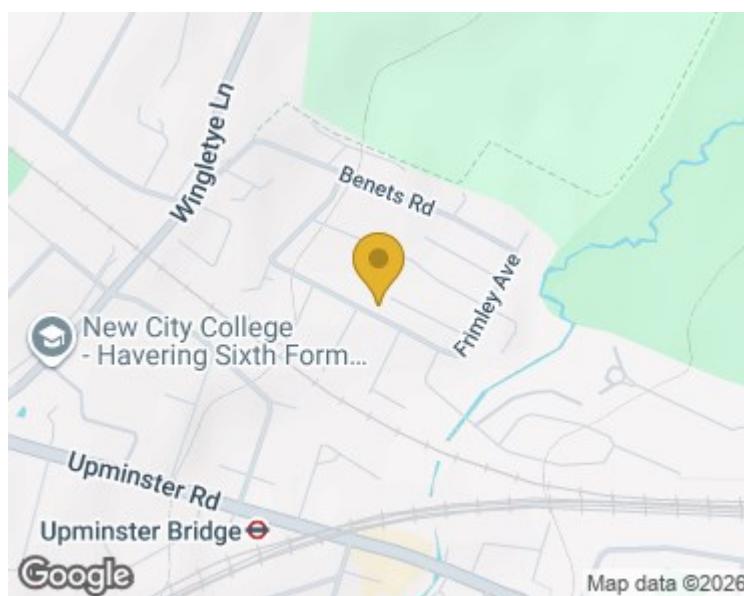
Frosted double glazed windows to rear and side, low level WC, wash hand basin, panelled bath, radiator, tiled walls, vinyl flooring.

Garden

38' (11.58m)
Patio area, lawn, side pedestrian access, outside tap.

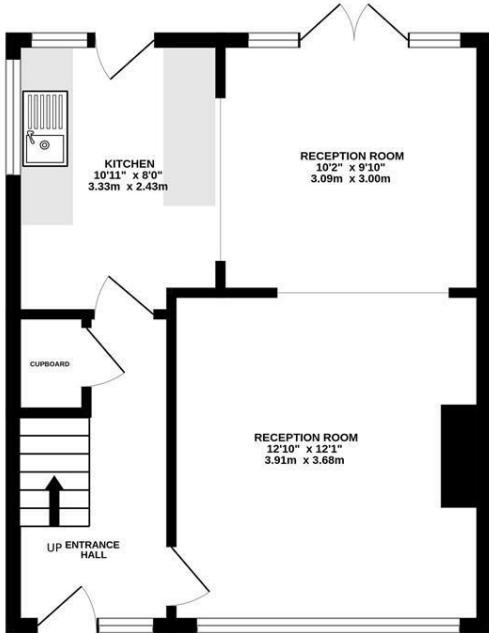
Driveway & Garage

Shared driveway to side leading to garage.

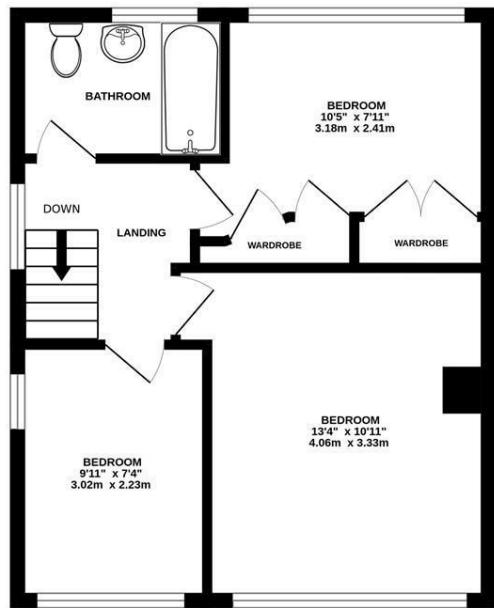




GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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

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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC