



Northumberland Avenue, Hornchurch, RM11 2HP

- Vacant with No Chain
- Extended End Terrace House
 - Two Bedrooms
 - Driveway & Garage
 - 130ft Rear Garden Backing onto Haynes Park
- 11 Min Walk to Gidea Park Station (source: google maps)
 - Ground Floor Toilet
 - First Floor Bathroom

£425,000 - Freehold - Council Tax: D

Northumberland Avenue

Hornchurch, RM11 2HP



Porch

Double glazed double doors, double glazed windows. Vinyl flooring.

Entrance Hall

Entrance door. Stairs to first floor, carpet.

Reception Room One

14'2 x 12'8 max sizes (4.32m x 3.86m max sizes)
Double glazed square bay window. Coving, radiator, cupboard under stairs, carpet.

Kitchen

15'6 x 9'3 max sizes (4.72m x 2.82m max sizes)
Double glazed windows and door to Reception Room Two. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, Coving, part tiled walls, radiator, lino laid to floor.

Reception Room Two

15'6 x 8'2 (4.72m x 2.49m)
Double glazed door to rear garden, two double glazed windows to a second aspect. Smooth ceiling, single drainer sink unit, vinyl flooring.

Ground Floor WC

Double glazed window. Low level wc, part tiled walls.

First Floor Landing

Double glazed window. Access to loft, carpet.

Bedroom One

12'8 x 12'8 max sizes (3.86m x 3.86m max sizes)
Double glazed square bay window. Built in cupboard housing wall mounted boiler, radiator, carpet.

Bedroom Two

9'6" x 8'6" max sizes (2.90m x 2.59m max sizes)
Double glazed window. Range of built in wardrobes, radiator, carpet.

Bathroom

6'9 x 6'7 (2.06m x 2.01m)
Double glazed window. Suite comprising of bath with separate overhead shower, pedestal wash basin and low level wc, part tiled walls, radiator, vinyl flooring.

Rear Garden - East Facing

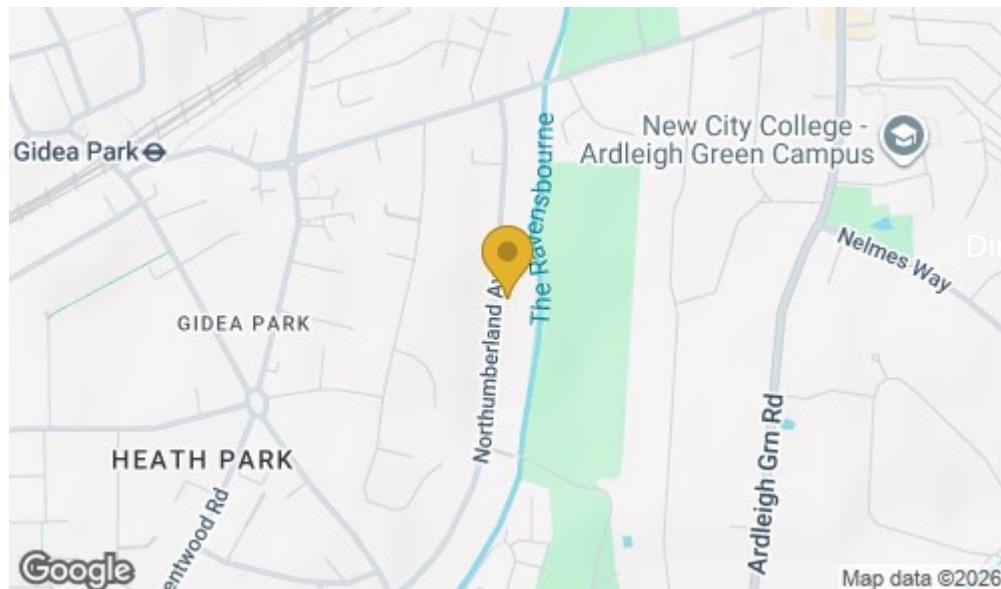
130' approx. (39.62m approx)
Slabbed seating area to the direct rear of the property with the remainder mainly laid to lawn, path down the garden to a further seating area, green house, mature shrubs. Second area surrounded by picket fence that has been left to grow.

Parking

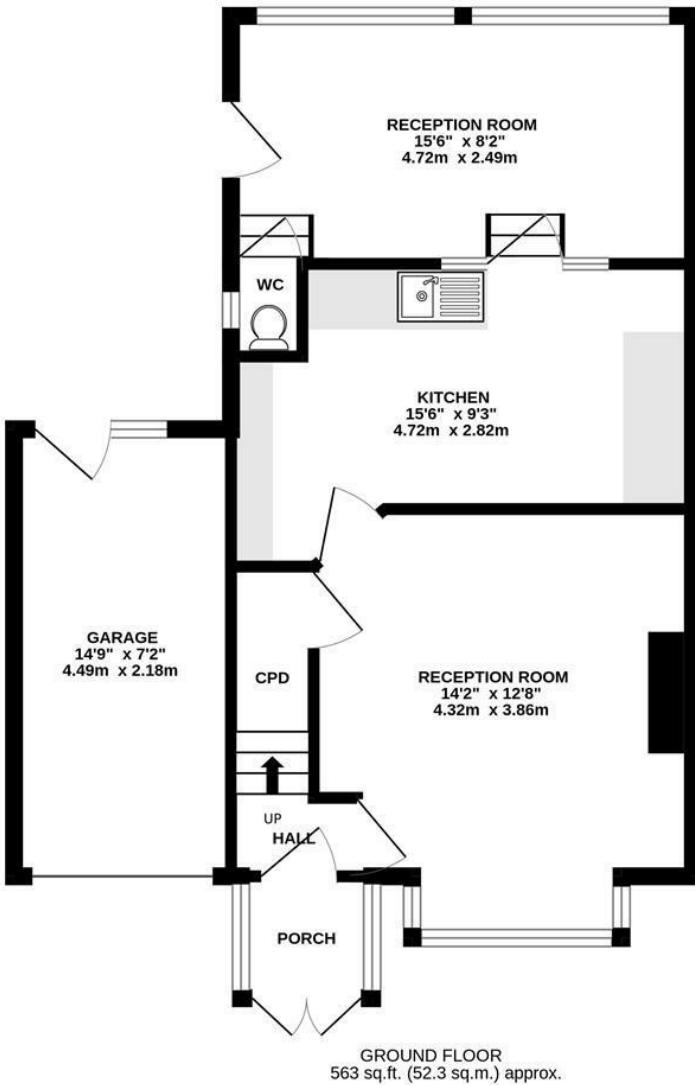
Crazy paved drive to front via dropped kerb, lading to garage.

Garage

14'9 x 7'2 (4.50m x 2.18m)
Up and over door from driveway, pedestrian door and window from rear garden. Power and lighting.



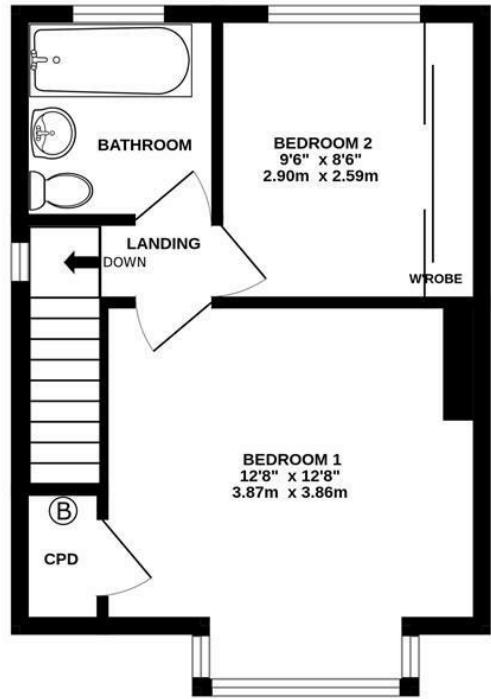




TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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.

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Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency 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			
EU Directive 2002/91/EC			
England & Wales			

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