



Kingsley Gardens, Hornchurch, RM11 2HZ

- Available from February 2026
- Extended Semi Detached Home
 - Three Bedrooms
 - Ground Floor WC
 - First Floor Bathroom
 - 90ft Rear Garden
- 15 Minute Walk to Gidea Park Station (source: google maps)

Holding Deposit is equal to one weeks rent
Security Deposit is equal to five weeks rent

£2,550 PCM (per calendar month) - Council Tax Band: E
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Security deposit equal to five weeks rent

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Entrance Porch

Entrance Hall

Door to porch, stairs to first floor, under stair cupboard, radiator, laminate flooring.

Ground Floor WC

Frosted double glazed window to side, low level WC, vanity wash hand basin, heated towel rail, part tiled walls, tiled flooring.

Reception Room

6'3 x 11'10 narrowing to 10'9 (1.91m x 3.61m narrowing to 3.28m)
Double glazed bay window to front, radiator, wooden flooring.

Conservatory

11'3 x 8'9 (3.43m x 2.67m)
Double glazed French doors to rear, double glazed windows to side and rear, electric heater, laminate flooring.

Kitchen/Breakfast Room

17'6 x 16'9 narrowing to 9'1 (5.33m x 5.11m narrowing to 2.77m)
Double glazed window to rear, double glazed French doors to reception room and conservatory, wall and base units, stainless steel single drainer sink, gas hob, oven, extractor, integrated dishwasher, washing machine, fridge freezer, cupboard housing boiler, double glazed sky light, part tiled walls, laminate flooring.

Landing

Double glazed window to side, loft access, carpet.

Bedroom One

14' x 9'7 (4.27m x 2.92m)
Double glazed bay window to front, freestanding wardrobes, radiator, carpet.

Bedroom Two

12'1 x 8'3 (3.68m x 2.51m)
Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three

8'2 x 7'1 (2.49m x 2.16m)
Double glazed window to front, radiator, carpet.

Bathroom

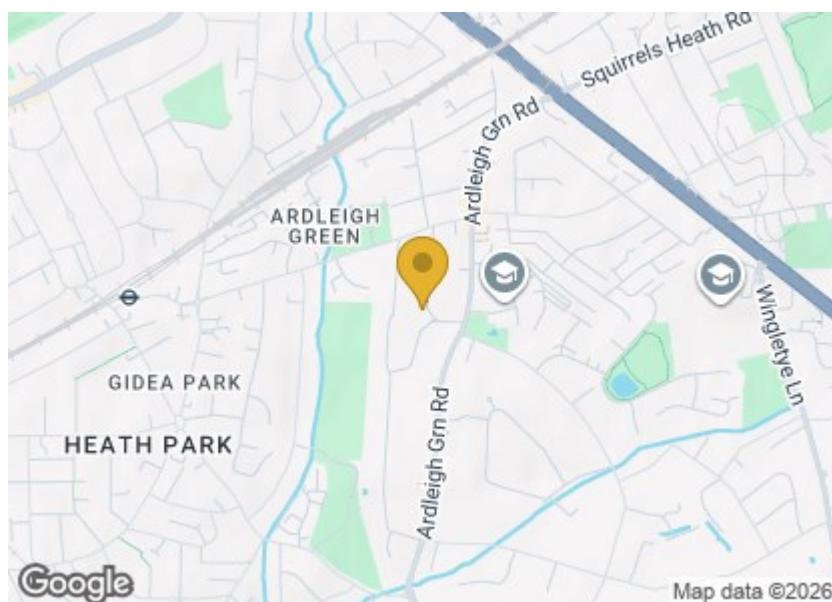
Frosted double glazed window to rear, low level WC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

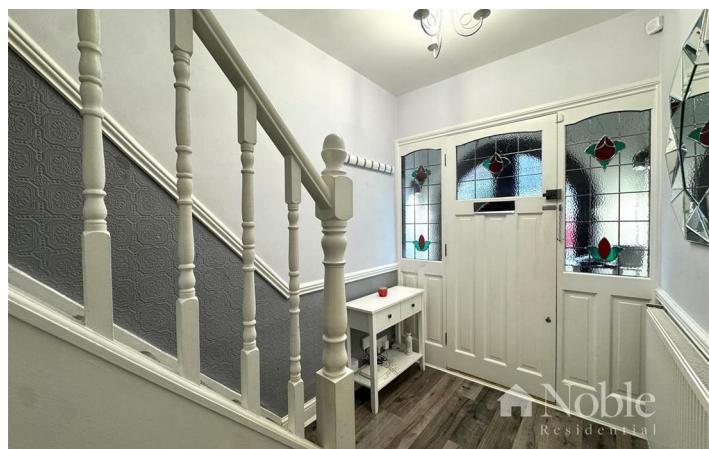
Garden

90' (27.43m)
Side pedestrian access, patio, lawn, timber outbuilding.

Parking

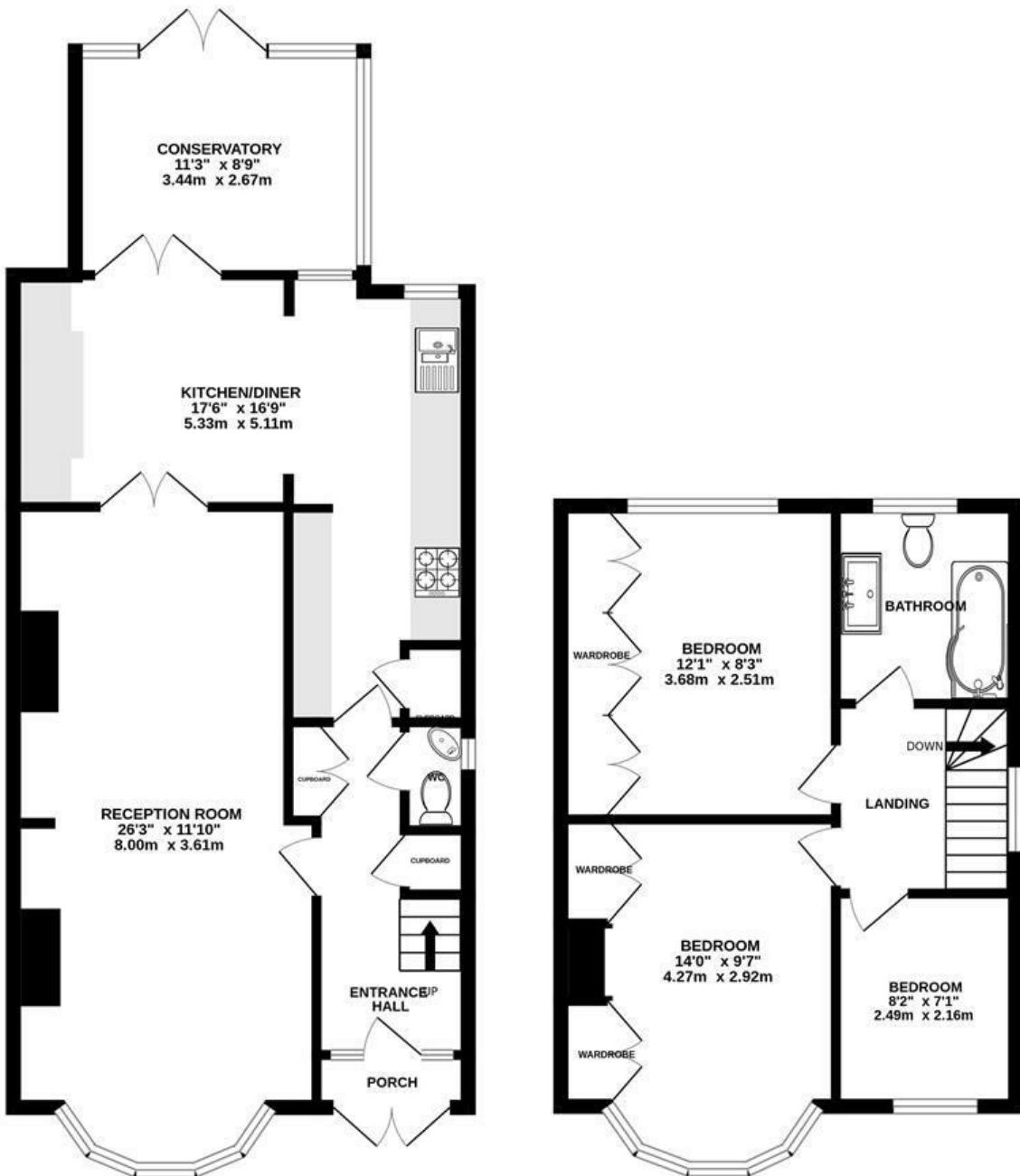
Block paved driveway to front.





GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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.

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. Interested parties 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.

Tenant Fees:

DEPOSITS

Tenancy deposit is five weeks' rent.

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) to 'Not energy efficient - higher running costs' (red). The current rating is '66' (orange), which falls into the 'D' band (55-68). The potential rating is '85' (green), which falls into the 'A' band (12 plus). The chart includes a legend for the bands: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red).

Rating	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(61-81) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The chart displays a horizontal scale for environmental impact based on CO2 emissions. The scale is color-coded and labeled with letters A through G, with A being the best and G being the worst. The scale is divided into segments by vertical lines, with numerical values provided for the segments: (12+) A, (81-91) B, (68-80) C, (55-68) D, (39-54) E, (21-38) F, and (1-20) G. The segments for B, C, D, E, F, and G are shaded in blue, while the segment for A is shaded in light blue. Below the scale, the text 'Not environmentally friendly - higher CO2 emissions' is written.

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