



Saunton Road ,Hornchurch, RM12 4HB

- Guide Price £550,000 - £575,000
- Extended
- Three Bedrooms
- Driveway For Three Cars
 - Semi Detached
- 0.8 Miles to Romford Station
 - 50' Rear Garden
- Potential To Extend Further STPP
 - Outbuilding With Power

Guide Price £550,000 - £575,000 - Freehold - Council Tax: D

Saunton Road

Hornchurch, RM12 4HB



Porch

6'8 x 2'6 (2.03m x 0.76m)

French doors, double glazed window to front and side.

Entrance Hall

20' x 7'5 (6.10m x 2.26m)

Entrance door, window to side, radiator, carpet.

Reception Room

27'8 x 11'6 (8.43m x 3.51m)

Double glazed window to front, gas fireplace, carpet.

Kitchen/ Dining Room

20'2 x 12'2 (6.15m x 3.71m)

Spotlights, vinyl flooring, double glazed window to rear, French doors to rear, wall and base units, single drainer sink, five ring gas hob, double oven, radiator, door into pantry area.

Downstairs Shower Room

6'3 x 5'8 (1.91m x 1.73m)

Shower cubicle, tiled walls and floor, low level WC, vanity hand was basin, radiator.

Landing

Double glazed window to side, Loft access.

Bedroom One

15'3 x 10'9 (4.65m x 3.28m)

Double glazed window to front, radiator, carpet.

Bedroom Two

12'6 x 11'6 (3.81m x 3.51m)

Double glazed window to rear, radiator, carpet.

Bedroom Three

9'1 x 7'5 (2.77m x 2.26m)

Double glazed window to front, carpet, radiator.

Bathroom

7'5 x 7'4 (2.26m x 2.24m)

Tiled walls and flooring, double glazed window to rear, low level WC, panelled bath, vanity hand wash basin.

Garden

50' (15.24m)

South facing, side pedestrian access, part paved and part laid to lawn, shed, outbuilding.

Outbuilding

16'4 x 9'2 (4.98m x 2.79m)

Bi-folding doors, double glazed window to front and side, power, carpet

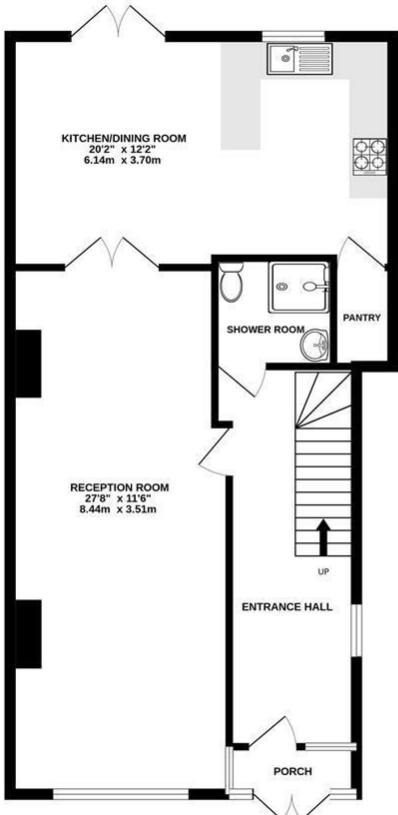
Parking

Driveway with EV charger.

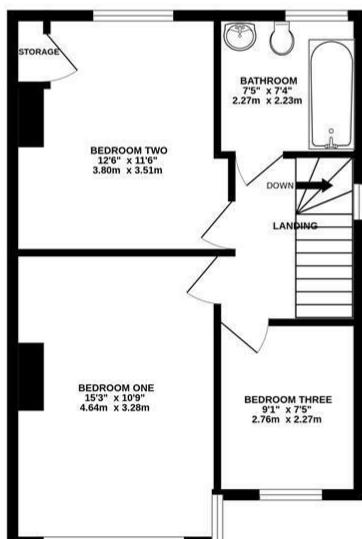




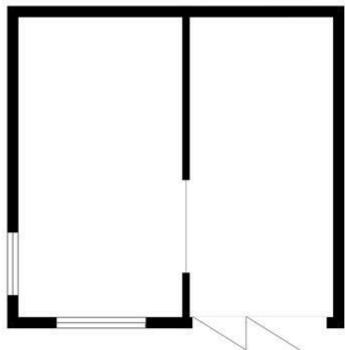
GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



OUTBUILDING
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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			