



Hyland Way, Hornchurch, RM11 1DW

- In Need of Renovation
- Three Bedrooms
- Chain Free
- Driveway For Two Cars
- Semi Detached
- 1.1Miles to Emerson Park Station
- 90' Rear Garden
- Potential To Extend STPP

**£500,000 - Freehold - Council Tax: E**

# Hyland Way

Hornchurch, RM11 1DW



## Porch

Double glazed French doors, Double glazed window to side, tiled flooring.

## Entrance Hall

17'1 x 6' (5.21m x 1.83m)  
Entrance door, radiator, carpet.

## Reception Room One

15'6 x 13'1 (4.72m x 3.99m)  
Double glazed bay window to front, electric fireplace, carpet, radiator.

## Reception Room Two

16'5 x 12' (5.00m x 3.66m)  
Double glazed window to rear, double glazed door to rear, gas fireplace, radiator, carpet.

## Kitchen

10'1 x 8'8 (3.07m x 2.64m)  
Wall and base units, double glazed window to side, double glazed door to rear, vinyl flooring, single drainer sink, four ring gas hob, storage cupboard.

## Landing

7'2 x 11'7 (2.18m x 3.53m)  
Double glazed window to side, loft access, carpet.

## Bedroom One

15'6 x 10'2 (4.72m x 3.10m)  
Double glazed window to front, built in wardrobes, radiator, carpet.

## Bedroom Two

12'3 x 11'4 (3.73m x 3.45m)  
Double glazed window to rear, built in wardrobe, radiator, carpet.

## Bedroom Three

9'5 x 6'1 (2.87m x 1.85m)  
Double glazed bay window to front, radiator, carpet.

## Bathroom

7'5 x 6'1 (2.26m x 1.85m)  
Double glazed window to rear, tiled walls and flooring, panelled bath, vanity hand wash basin, storage, heated towel rail.

## WC

4'5 x 3'0 (1.35m x 0.91m)  
Double glazed window to side, low level WC, carpet.

## Garden

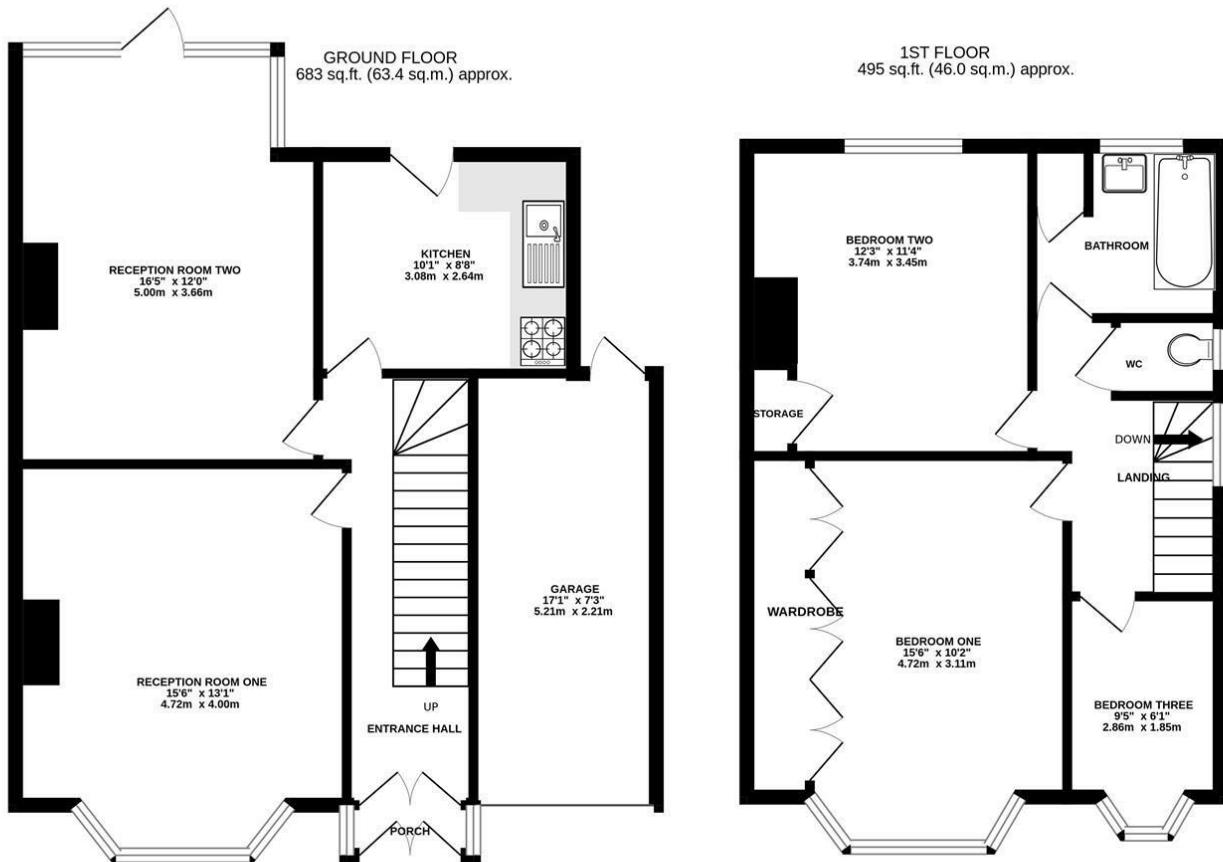
90' (27.43m)  
Part paved part laid to lawn.

## Driveway & Garage

Driveway for two cars, attached garage.







**TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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: E  
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	78	63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			