



Park Lane, Hornchurch, RM11 1BE

- Vacant with No Onward Chain
- Extended Semi-Detached House
 - Three Bedrooms
 - Three Reception Rooms
- First Floor Bathroom & Ground Floor WC
- West-Facing Rear Garden with Side Access
 - Resident Permit Street Parking
- 16 Min Walk to Romford Station (source: google maps)

£425,000 - Freehold - Council Tax: C

Park Lane

Hornchurch, RM11 1BE



Porch

Upvc entrance door, smooth ceiling, tiled floor.

Entrance Hall

Smooth ceiling, coving, radiator, stairs to first floor, laminate flooring.

Reception Room One

14'3 x 10'9 max sizes (4.34m x 3.28m max sizes)
Double glazed bay window. Smooth ceiling, coving, wall lights, coal effect gas fire with surround, radiator, carpet.

Reception Room Two

11'7 x 11'4 (3.53m x 3.45m)
Double glazed window. Smooth ceiling, coving, dado rail, radiator, cupboard under stairs, fuse box cupboard, laminate flooring.

Kitchen

10'1 x 7'5 (3.07m x 2.26m)
Double glazed window. Range of white base and eye level wall cabinets with black worktops, single drainer stainless steel sink, stainless steel five burner gas hob with glass splashback, stainless steel overhead extractor and integrated oven below, smooth ceiling, spotlights, vinyl flooring.

Lobby

Smooth ceiling, built in cupboard, vinyl flooring.

Ground Floor WC

Double glazed window. Smooth ceiling, coving, low level wc, wall mounted wash hand basin, vinyl flooring.

Reception Room Three

11'2 x 9'3 (3.40m x 2.82m)
Double glazed door and window to rear garden. Spotlights, wall mounted Vaillant boiler, range of base and eye level wall cabinets with worktops, radiator, vinyl flooring.

First Floor Landing

Smooth ceiling, coving, spotlights, access to loft, Nuaire Drimaster Eco Ventilation unit model code DRI-ECO-HEAT-HC, two built in cupboards, carpet.

Bedroom One

14'2 x 11'6 (4.32m x 3.51m)
Two double glazed windows. Smooth ceiling, coving, radiator, carpet.

Bedroom Two

11'7 x 9'5 (3.53m x 2.87m)
Double glazed window. Smooth ceiling, coving, radiator, carpet.

Bedroom Three

7'5 x 7'4 (2.26m x 2.24m)
Double glazed window. Smooth ceiling, coving, radiator, carpet.

Bathroom

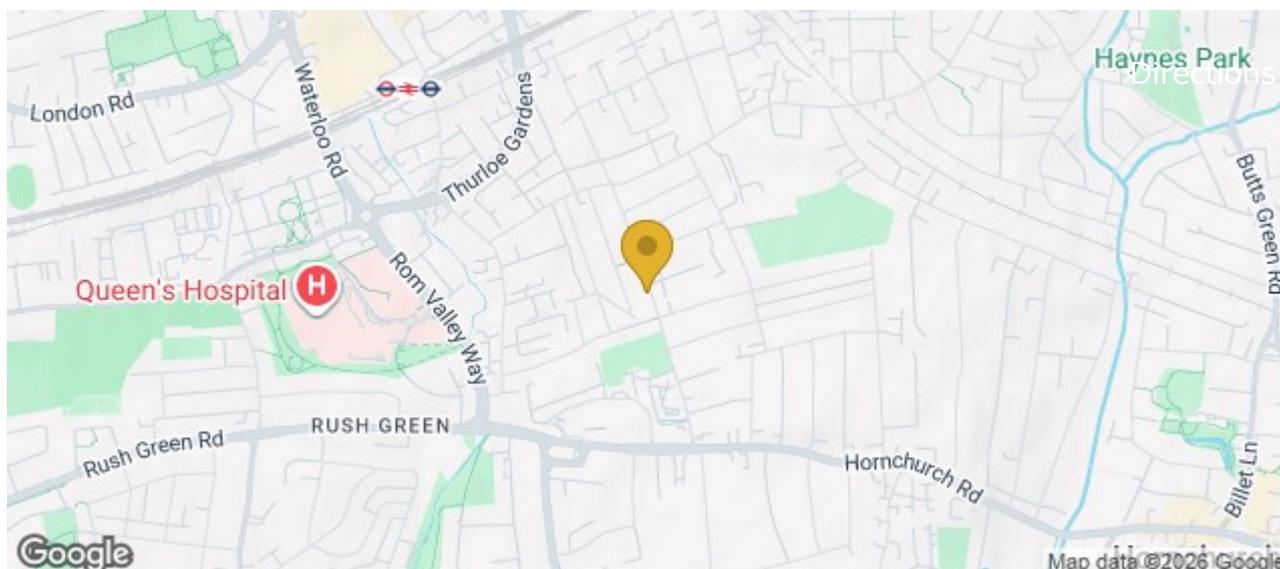
9'1 x 4'8 (2.77m x 1.42m)
Double glazed window. Suite comprising of bath with shower attachment to tap and overhead bracket, glass folding screen, wash basin with cupboard beneath, low level wc, smooth ceiling, spotlights, extractor, part tiled walls, heated towel rail, tiled floor.

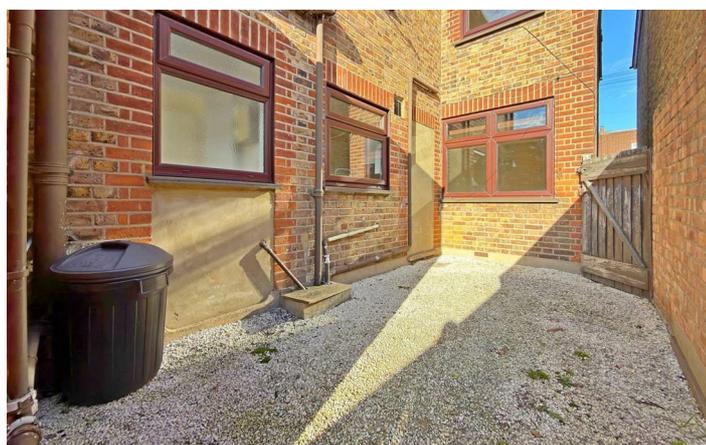
Rear Garden - West Facing

Slabbed patio area to the direct rear of the property, with the remainder laid to lawn, low wall, flower bed, outside tap, outside light, pedestrian shared alley side access via gate, one freestanding shed to remain, one larger built shed to remain, gravelled area to the side of the extension.

Parking

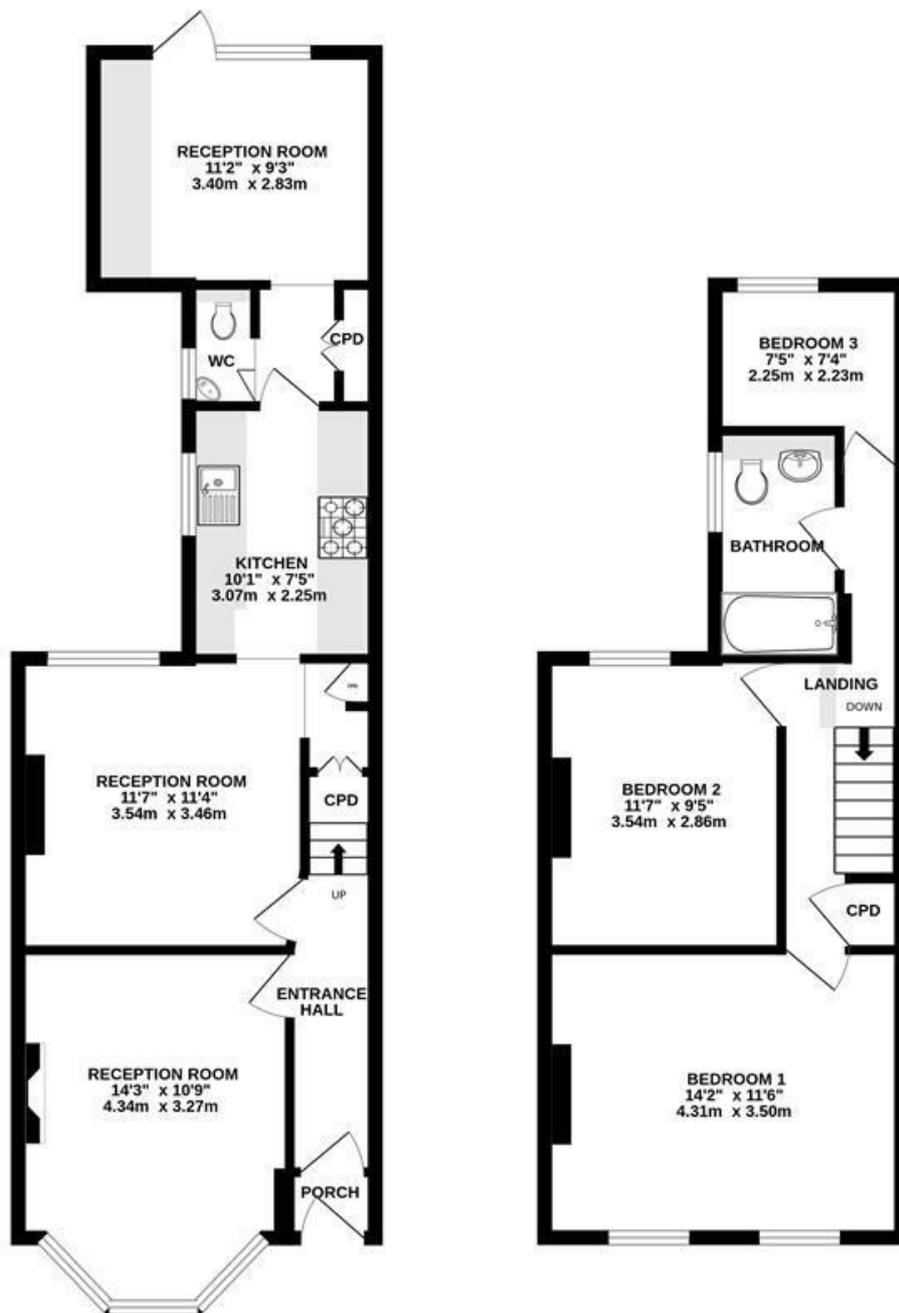
Resident permit street parking.





GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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: C
Tenure: Freehold

