



Lawford Close, Hornchurrch, RM12 6RZ

- Cul de Sac Location
 - Semi Detached
 - Four Bedrooms
 - Extended
- Open Plan Living/Kitchen/Dining Area
 - Utility Room
 - Ground Floor WC
- Driveway & Garage
- 60' x 40' Rear Garden

£650,000 - Freehold - Council Tax: E

Lawford Close

Hornchurch, RM12 6RZ



Entrance Hall

Entrance hall, double glazed window to front, radiator, vinyl flooring.

Ground Floor WC

Low level WC, vanity wash hand basin, vinyl flooring.

Reception Room

17'3 x 10'10 (5.26m x 3.30m)

Double glazed window to front, stairs to first floor, coved ceiling, radiator, carpet.

Open Plan Living/Kitchen/Dining Area

22' x 20'10 narrowing to 15'7 (6.71m x 6.35m narrowing to 4.75m)

Double glazed sliding door to rear, double glazed window to side, two double glazed sky lights, three radiators, laminate flooring. Kitchen area includes base units with quartz work tops and inset sink, integrate dishwasher, fridge, induction hob, oven and extractor.

Utility Room

8'8 x 7'9 (2.64m x 2.36m)

Double glazed window to side, double glazed door to side, wall and base units, boiler, plumbing for washing machine, radiator, laminate flooring.

Landing

Loft access, radiator, carpet.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

Double glazed window to rear, built in wardrobes, radiator, coved ceiling, carpet.

Bedroom Two

10'10 x 10'3 (3.30m x 3.12m)

Double glazed window to rear, built in wardrobes, radiator, coved ceiling, carpet.

Bedroom Three

9'5 x 8'1 (2.87m x 2.46m)

Double glazed window to front, built in wardrobes, radiator, carpet.

Bedroom Four

13'9 x 10'5 narrowing to 7'4 (4.19m x 3.18m narrowing to 2.24m)

Double glazed window to front, radiator, carpet.

Bathroom

Frosted double glazed window to side, low level WC, vanity wash hand basin, mirrored cabinet with electric shaver point, panelled bath with overhead shower, heated towel rail, under floor heating, tiled walls, tiled flooring.

Garden

approx 60' x 40' (approx 18.29m x 12.19m)

Side pedestrian access, patio area, lawn with surrounding flower beds, shed, outside power, light and tap.

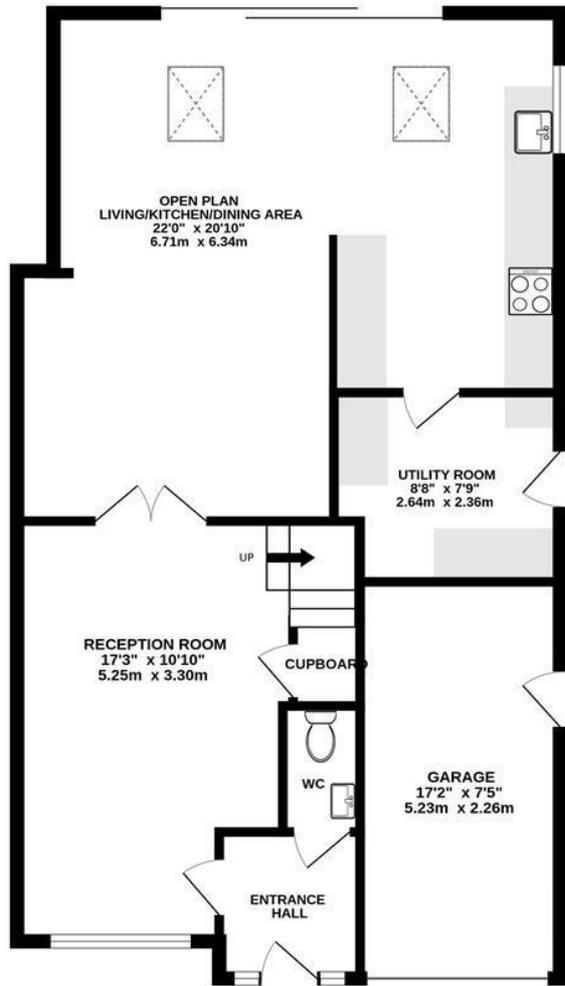
Garage

17'2 x 7' (5.23m x 2.13m)

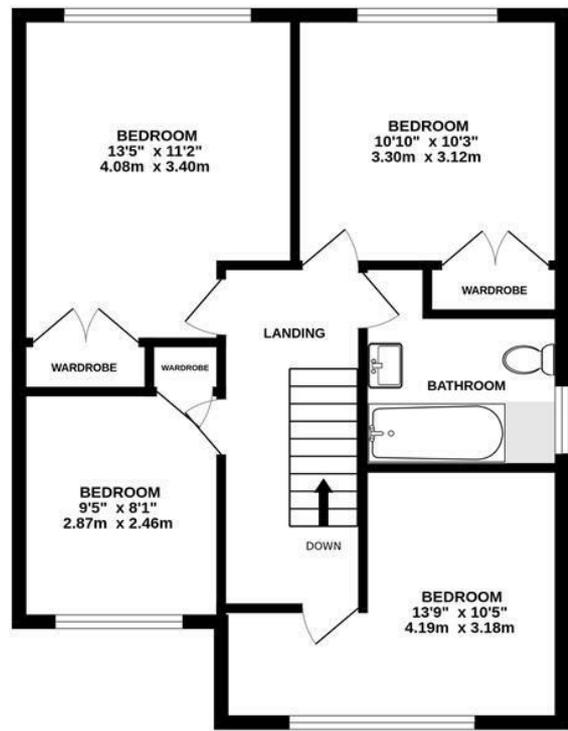
Power and light, door to side.







GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	