



## Maybank Avenue, Hornchurch, RM12 5SB

- Three Bedrooms
- Off Road Parking
- South-Facing Landscaped Rear Garden
  - Ground Floor Toilet
  - First Floor Bathroom
  - Scope to Extend (STPP)
- Scotts Primary School Catchment (outstanding)
- 10-Min Walk To Elm Park Station (source: google maps)

**£450,000 - Freehold - Council Tax: D**

# Maybank Avenue

Hornchurch, RM12 5SB



## Entrance Hall

Entrance door with double glazed window. Smooth ceiling, spotlights, stairs to first floor, radiator, laminate flooring.

## Ground Floor WC

Smooth ceiling, spotlights, wall mounted wash hand basin, low level wc, part tiled walls, under stairs cupboard, laminate flooring.

## Reception Room

14'6 x 10'11 max sizes (4.42m x 3.33m max sizes) Double glazed window. Smooth ceiling, coving, spotlights, radiator, laminate flooring. Arch to Kitchen/Diner.

## Kitchen/Diner

16'5 x 8'5 max sizes (5.00m x 2.57m max sizes) Double glazed window and sliding doors to rear garden. Gloss white base and eye level wall cabinets with worktops, composite single drainer 1.5 bowl sink, four burner electric hob with overhead extractor hood, integrated oven, integrated dishwasher, integrated fridge, integrated freezer, smooth ceiling, coving, spotlights, laminate flooring.

## First Floor Landing

Smooth ceiling, spotlights, access to loft, carpet.

## Bedroom One

12'1 x 10' max sizes (3.68m x 3.05m max sizes) Double glazed window. Smooth ceiling, spotlights, fitted wardrobes, radiator with thermostatic valve, carpet.

## Bedroom Two

10'11 x 8' to w/robes (3.33m x 2.44m to w/robes) Double glazed window. Smooth ceiling, spotlights, built in cupboard housing boiler, range of fitted wardrobes, radiator with thermostatic valve, carpet.

## Bedroom Three

9'1 x 6'11 (2.77m x 2.11m) Double glazed window. Smooth ceiling, spotlights, radiator with thermostatic valve, carpet.

## Bathroom

6'2 x 5'4 (1.88m x 1.63m) Double glazed window. Suite comprising of bath with separate hand held shower head attached to tap and separate overhead waterfall shower head, glass folding screen, wash basin with cupboard beneath and low level wc, smooth ceiling, spotlights, tiled walls, heated towel rail, tiled floor.

## Rear Garden - South Facing

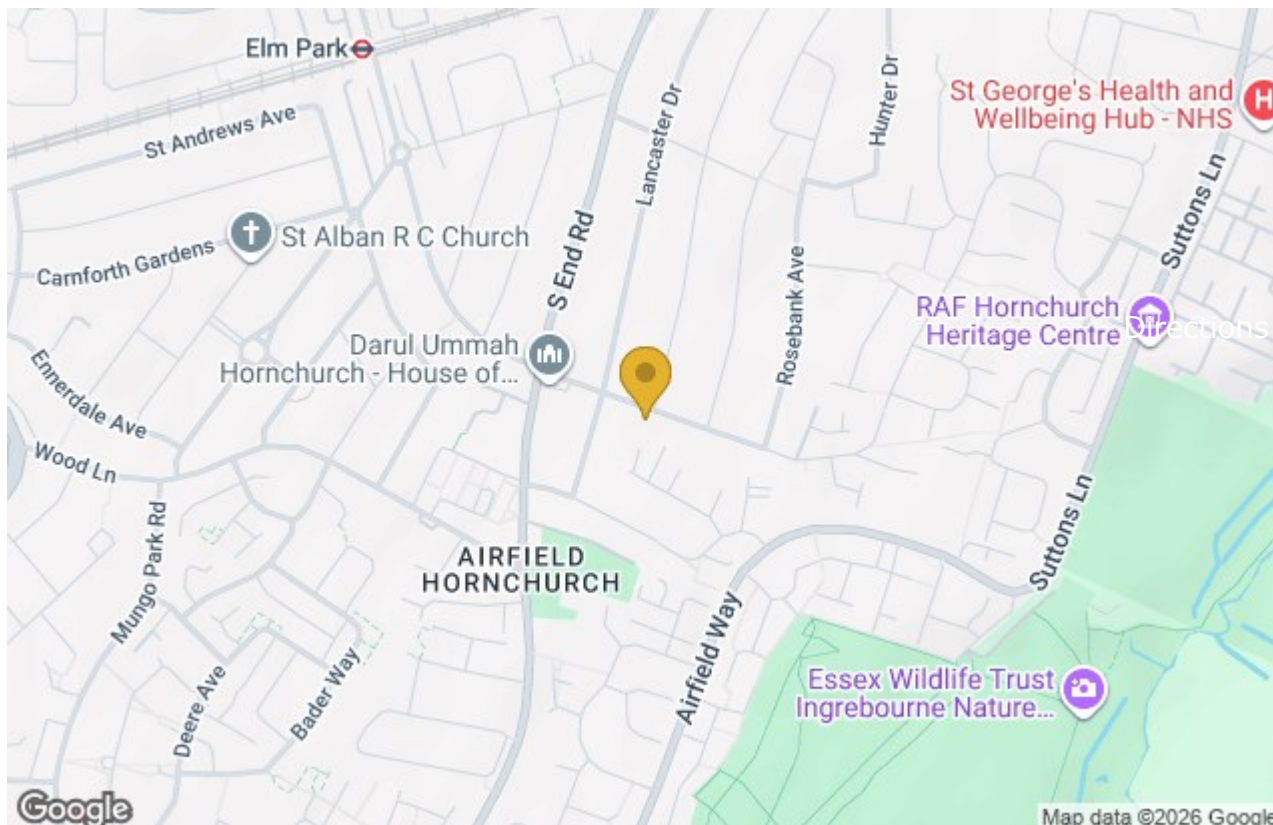
Landscaped rear garden with a slatted seating area to the direct rear of the property with the remainder laid to artificial lawn, tree with preservation order, outside tap, outside light.

## Parking

Block paved drive to the front of the property offering off road parking, accessed via dropped kerb.

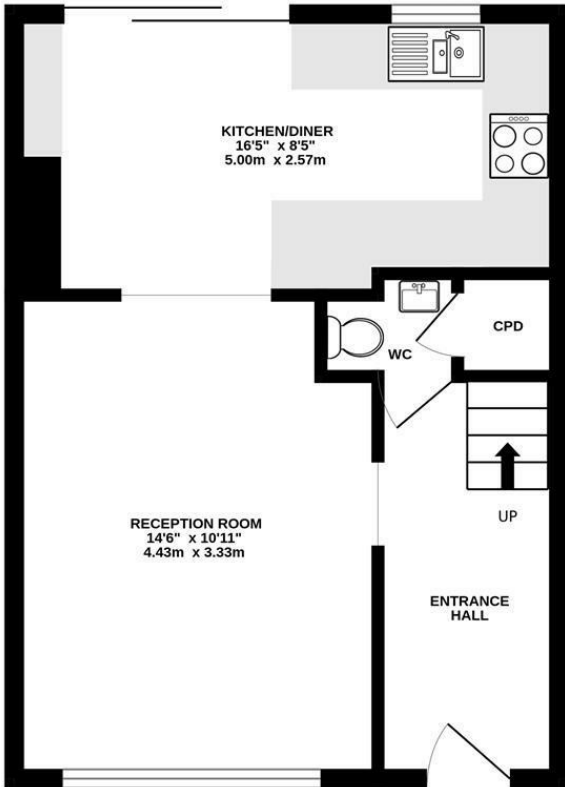
## Material Information

The tree in the rear garden has a tree preservation order.

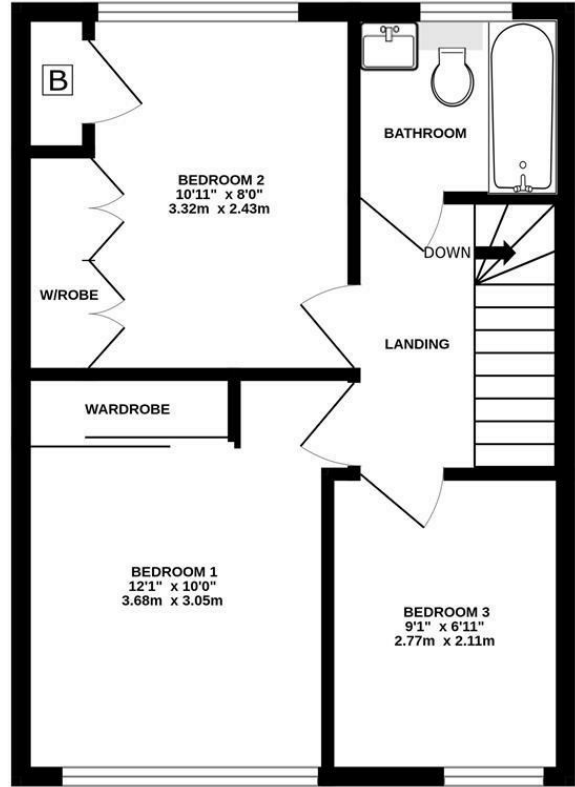




**GROUND FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.



**1ST FLOOR**  
376 sq.ft. (35.0 sq.m.) approx.



**TOTAL FLOOR AREA: 752 sq.ft. (69.9 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

