



## Macdonald Avenue, Hornchurch, RM11 2NE

- Extended Home
- Three Bedrooms
- Two Reception Rooms
- Landscaped South Easterly Facing Rear Garden
- Drive to Front for Two Vehicles with EV Charger
- Double Garage to Rear
- 26 Min Walk from Harold Wood Station (source: google maps)
- Scope to Convert Loft (STPP)

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

# Macdonald Avenue

Hornchurch, RM11 2NE



## Entrance Hall

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

## Reception Room One

13'1 x 10'8 max sizes (3.99m x 3.25m max sizes)  
Double glazed window. Smooth ceiling, coving, radiator with thermostatic valve, log effect feature fire with surround, carpet.

## Kitchen/Breakfast Room

16' x 9'10 max sizes (4.88m x 3.00m max sizes)  
Range of gloss white base and eye level wall cabinets with worktops, single drainer 1.5 bowl ceramic sink with spray nozzle mixer tap, five burner gas hob with overhead extractor, integrated oven beneath, smooth, ceiling, spotlights, radiator, laminate flooring. Opening to: Reception Room Two

## Reception Room Two

12' x 11'8 (3.66m x 3.56m)  
Double glazed double doors and windows to rear garden, glass lantern roof. Radiator, cupboard housing boiler, laminate wood flooring.

## First Floor Landing

Smooth ceiling, spotlights, coving, access to loft, dado rail, carpet.

## Bedroom One

13'1 x 9'10 max sizes (3.99m x 3.00m max sizes)  
Double glazed window. Spotlights, coving, radiator with thermostatic valve, carpet.

## Bedroom Two

9'11 x 9'11 to w/robe (3.02m x 3.02m to w/robe)  
Double glazed window. Smooth ceiling, spotlights, coving, range of built in wardrobes, radiator with thermostatic valve, carpet.

## Bedroom Three

7' x 5'11 max sizes (2.13m x 1.80m max sizes)  
Double glazed window. Smooth ceiling, radiator with thermostatic valve, carpet.

## Bathroom

5'11 x 5'6 (1.80m x 1.68m)  
Double glazed window. Suite comprising of bath with shower attachment to tap and overhead bracket with glass screen, sink with cupboard beneath, low level wc, smooth ceiling, spotlights, coving, tiled walls, heated towel rail, tiled floor.

## Rear Garden - South Easterly Facing

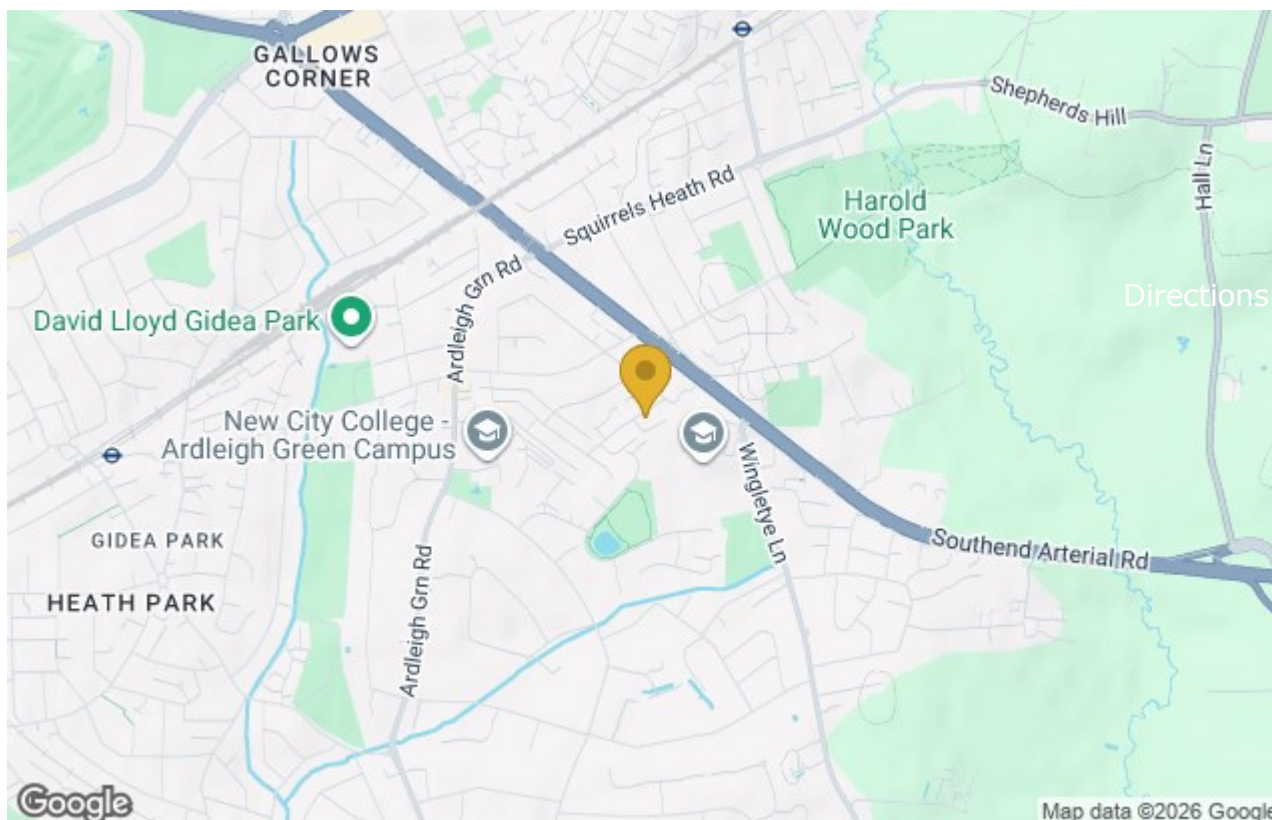
Landscaped garden, porcelain tile seating area to the direct rear of the property with a path leading to the end of the garden with a further seating area, the remainder is mainly laid to lawn. Outside tap, outside lights. Pedestrian door to Detached Garage.

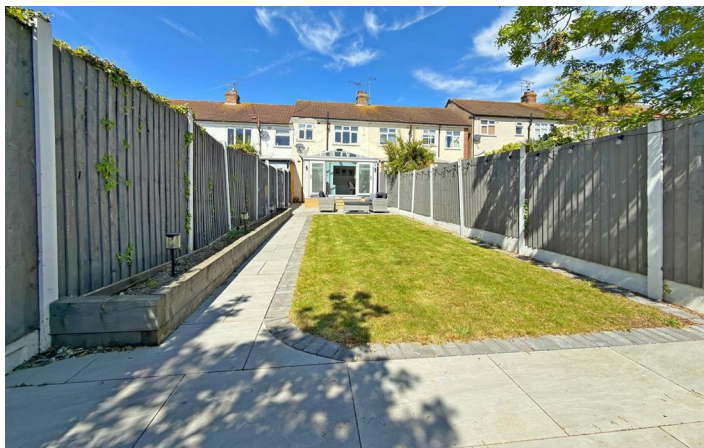
## Detached Garage

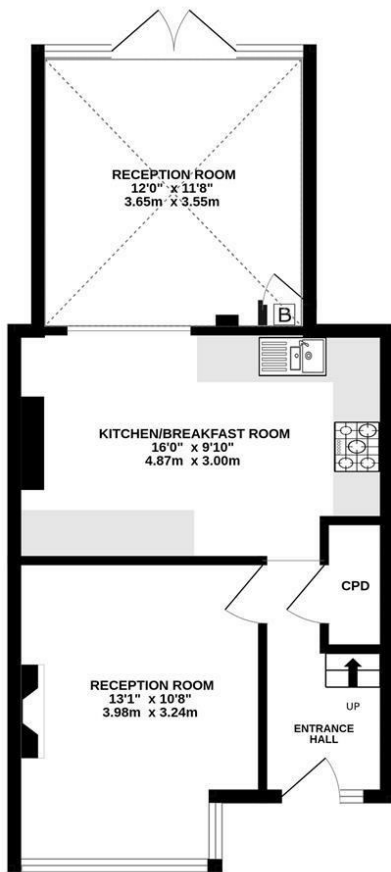
20'2 x 15'11 (6.15m x 4.85m)  
Pedestrian door from rear garden, up and over vehicle door accessed via rear service road, three windows. Power and lighting.

## Parking

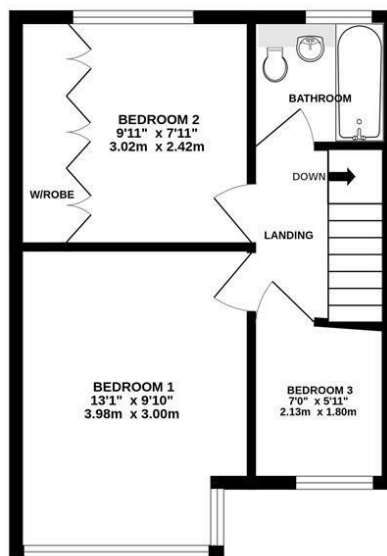
Block paved drive to the front of the house for two vehicles via dropped kerb, EV charger.







GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



EXTERNAL

TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

