



Ardleigh Green Road
Hornchurch



**Ardleigh Green Road
Hornchurch
Guide Price
£500,000 - £525,000
Freehold**

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
 - BOASTING 1,323 SQ.FT. OF LIVING ACCOMMODATION
- CLOSE TO ARDLEIGH GREEN PRIMARY SCHOOL, BOASTING OUTSTANDING OFSTED RATING
 - 23' LIVING ROOM
 - 18' KITCHEN/DINER
 - GROUND FLOOR CLOAKROOM
- BEDROOM ONE WITH EN-SUITE
 - 10' FAMILY BATHROOM/WC
 - 55' APPROX. REAR GARDEN
 - OFF STREET PARKING
 - INTEGRAL GARAGE
- SITUATED 0.8 MILES TO BOTH HAROLD WOOD & GIDEA PARK ELIZABETH LINE STATIONS
 - COUNCIL TAX BAND: E



ENTRANCE VIA :

Entrance door to:

PORCH :

Double glazed windows to front and flanks, further door to:

LIVING ROOM :

23'4 x 23'4 max.

Two double glazed windows to front, double glazed window to rear, stairs to first floor, two radiators, Inglenook style brick built fireplace, ceiling with cornice coving, doors to accommodation and garage.

GROUND FLOOR CLOAKROOM :

Suite comprising: wash hand basin, low level wc.

KITCHEN/DINER :

18'3 x .6'8

Two double glazed windows to rear, double glazed window to flank, door to flank, range of base level units and drawers with work surfaces over, inset sink drainer unit with mixer tap, integrated eye level double oven, inset 4-ring gas hob, space for further appliances, range of matching eye level cupboards, breakfast bar, radiator, tiled flooring, complementary tiled splash backs, ceiling with cornice coving and inset spotlights.

FIRST FLOOR LANDING :

Ceiling with cornice coving, doors to accommodation.

BEDROOM ONE WITH EN-SUITE :

BEDROOM:

15'1 x 12'1.

Double glazed window to front, fitted wardrobe, radiator, ceiling with cornice coving, door to:

EN-SUITE:

8'11 x 5'.

Suite comprising: corner shower cubicle, wash hand basin, low level wc.

BEDROOM TWO :

11'1 x 10'4.

Double glazed window to front, radiator, ceiling with cornice coving.

BEDROOM THREE :

10'4 x 10'2 max.

Double glazed window to rear, radiator, ceiling with cornice coving.

BEDROOM FOUR :

12' x 5'9.

Double glazed window to rear, radiator, ceiling with cornice coving.

FAMILY BATHROOM/WC :

10' x 7'.

Obscure double glazed window to flank. Suite comprising: corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc. Radiator, part complementary tiling to walls, ceiling with cornice coving and inset spotlights.

REAR GARDEN :

55' approx.

Commencing hard standing patio area, remainder laid to lawn, mature shrub borders.

FRONT OF PROPERTY :

Gated brick paved providing off street parking, part lawn area.



GARAGE :

16' x 10'5.

Up and over door to front, personal door into living room.

BUYERS INFORMATION PACK :

Please see link below for the Buyers Information Pack/TA forms:

[https://res.gazeal.co.uk//bip-](https://res.gazeal.co.uk//bip-docs?appuid=37924458269aeeffb239703013503098)

[docs?appuid=37924458269aeeffb239703013503098](https://res.gazeal.co.uk//bip-docs?appuid=37924458269aeeffb239703013503098)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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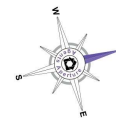
Fax: 01708 471 520

E-mail: sales@balgoresproperty.com

www.balgoresproperty.com



Approx. total
floor area
(Incl. Garage)
1,323 SQ.FT.
123.00 SQ.M.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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