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FOR SALE
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Brooklands Gardens
Hornchurch



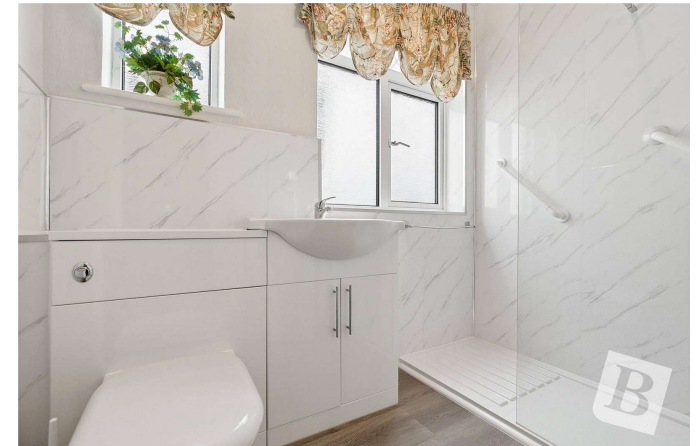
Brooklands Gardens

Hornchurch

£425,000

Freehold

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- 15' LIVING ROOM
- SHOWER ROOM/WC
- FITTED KITCHEN
 - LEAN-TO
- 77' APPROX. REAR GARDEN
- POTENTIAL FOR OFF STREET PARKING, SUBJECT TO THE NECESSARY PLANNING CONSENTS
- SITUATED 0.5 MILES TO EMERSON PARK STATION WITH INTER-CONNECTING LINKS TO BOTH ROMFORD ELIZABETH LINE STATION & UPMINSTER C2C/DISTRICT LINE/OVERGROUND STATION & 0.8 MILES TO GIDEA PARK ELIZABETH LINE STATION
- COUNCIL TAX BAND: D



ENTRANCE VIA :

Entrance door to:

ENTRANCE LOBBY :

Further obscure double glazed door to:

ENTRANCE HALL :

Doors to accommodation.

LIVING ROOM :

15'10 x 10'8.

Double glazed bay window to front, bay radiator, wall mounted fire, ceiling with cornice coving.

BEDROOM ONE :

10'11 x 10'8.

Double glazed window to rear, fitted wardrobes with bridging unit over, radiator, ceiling with cornice coving.

BEDROOM TWO :

9'11 x 8'8.

Double glazed window to front, radiator.

SHOWER ROOM/WC :

Two obscure double glazed windows to side. Suite comprising: double length walk-in shower with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Wood effect flooring, part complementary tiling to walls.

KITCHEN :

12'8 x 9'8.

Double glazed windows to side and rear, range of base level units and drawers with work surfaces over, inset sink drainer unit with mixer tap, free-standing cooker and free standing fridge/freezer to remain, space for washing machine, range of matching eye level cupboards, complementary tiled splash back, ceiling with cornice coving, double glazed door to:

LEAN-TO :

9'7 x 7'8.

Double glazed window to rear, door to rear leading to garden, tiled flooring.

REAR GARDEN :

77' approx.

Commencing patio area, remainder laid to lawn, hard paved pathway to rear, shrub borders, gated side access.

FRONT OF PROPERTY :

Mainly laid to shingle with shrubs, shared side access. Potential for off street parking, subject to the necessary planning consents for a dropped kerb.

BUYERS INFORMATION PACK :

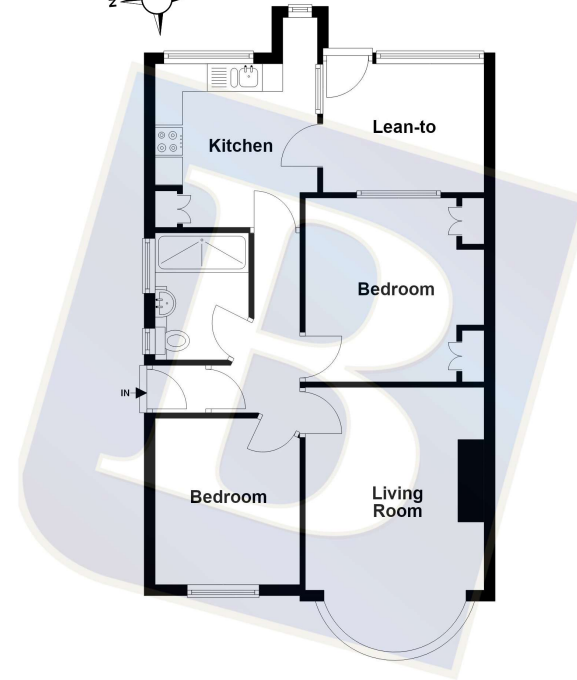
Please see below the link to access the Buyers Information Pack/TA forms:

<https://res.gazeal.co.uk//bip-docs?appuid=4063821846aa3bbd62b6ef3086635751>





Ground Floor
Approx. 58.1 sq. metres (625.7 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)

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.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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