



Hartland Road
Hornchurch



**Hartland Road
Hornchurch
Guide Price
£450,000 - £475,000
Freehold**

- NO ONWARD CHAIN
- TWO BEDROOM SEMI DETACHED BUNGALOW
 - 22' LIVING ROOM
 - 16' FITTED KITCHEN/DINER
 - SHOWER ROOM/WC
 - OFF STREET PARKING
- SOUTH FACING REAR GARDEN MEASURING APPROX. 178'
- SITUATED 0.6 MILES TO ELM PARK DISTRICT LINE STATION
- CONVENIENT FOR BOTH HORNCHURCH & ROMFORD STATIONS
- CLOSE TO THE OFSTED OUTSTANDING HARROW LODGE PRIMARY SCHOOL, HORNCHURCH HIGH SCHOOL & BACKING ONTO HARROW LODGE PARK
- COUNCIL TAX BAND: D



ENTRANCE VIA :

Entrance door to:

ENTRANCE LOBBY :

Further door to:

INNER HALLWAY :

Doors to accommodation.

BEDROOM ONE :

14'4 x 10'5.

Double glazed half bay window to front, range of fitted wardrobes with bridging unit over, radiator, ceiling with cornice coving and ceiling fan.

BEDROOM TWO :

9'4 x 9'.

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

SHOWER ROOM/WC :

Obscure double glazed window to side. Suite comprising: corner shower cubicle with wall mounted shower, wall mounted corner wash hand basin with mixer tap, low level wc. Non-slip flooring, part complementary tiling to walls.

KITCHEN/DINER :

16'8 x 9'4.

Double glazed windows to front and side, obscure double glazed door to rear leading to garden, range of base level units and drawers with work surfaces over, inset sink drainer unit with mixer tap, integrated double oven and 4-ring gas hob with extractor hood over, microwave, fridge/freezer, washing machine and tumble dryer all to remain, range of matching eye level cupboards, glazed display unit, wall mounted Baxi boiler, complementary tiled splash backs, ceiling with cornice coving, door to:

LIVING ROOM :

22'4 x 10'5.

Double glazed windows to rear, double glazed French doors to rear leading to garden, two radiators, feature brick fireplace, ceiling with cornice coving and ceiling fan.

SOUTH FACING REAR GARDEN :

178' approx.

Commencing patio area, remainder extensively laid to lawn, mature shrubs and trees, gated side access, fencing to boundaries.

FRONT OF PROPERTY :

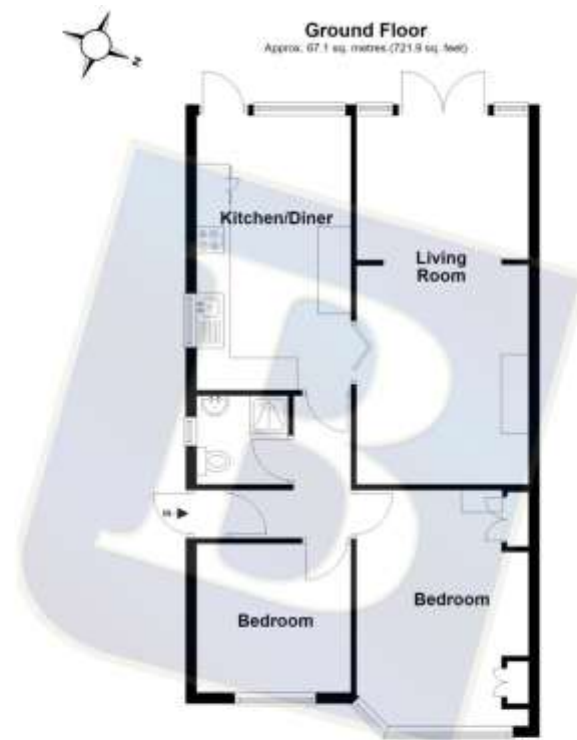
Hard standing providing off street parking, gated side access.

BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk//bip-docs?appuid=1229380396aa17015385338045866191>





Total area: approx. 67.1 sq. metres (721.9 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 washbasin / cupboard space. Corners and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered indicative and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and conduct viewing.

Agents: Aperture
aperture@aperture.co.uk
Plan produced using PlanItUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		

Balgores, 1 North Street, Hornchurch, Essex,
RM11 1RL

Tel: 01708 470 756

Fax: 01708 471 520

E-mail: sales@balgoresproperty.com

www.balgoresproperty.com



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.

Balgores Property Group may offer clients services from which we will or may earn commission. These services include arranging mortgages, insurance, life assurance, pensions, investments, conveyancing services, structural or house buyer surveys, chattel auction, will writing, lettings, removals, property maintenance and property management. Please see our website for Terms and Conditions, or click this link <https://www.balgoresproperty.co.uk/terms-and-conditions/>

If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.



