

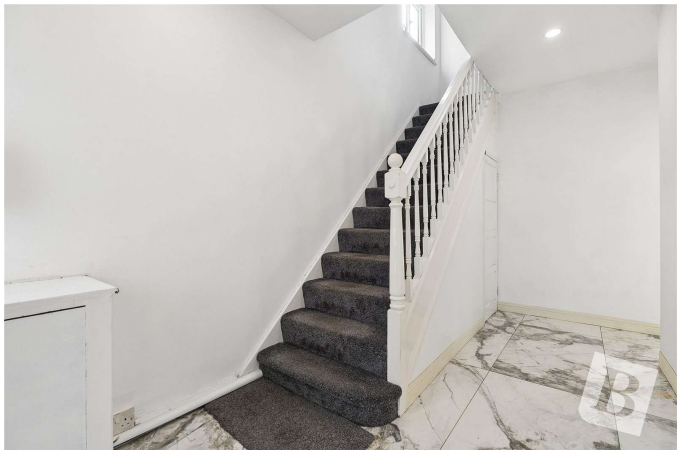
Hillview Avenue

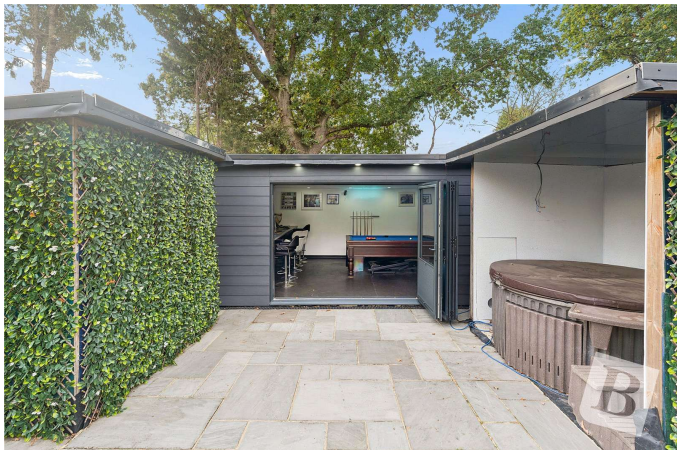
Hornchurch

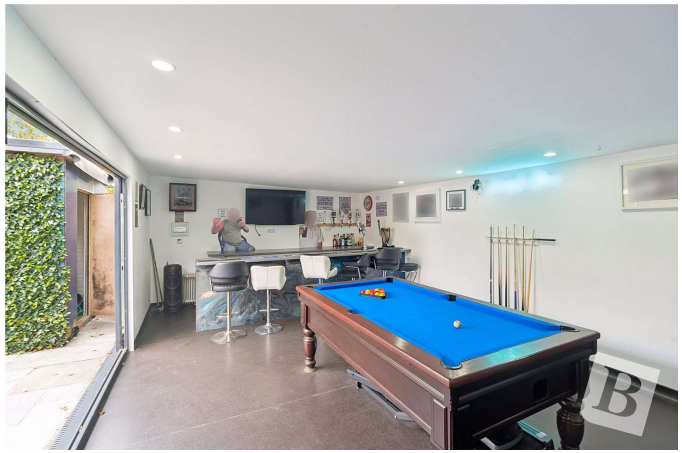
Hillview Avenue
Hornchurch
Guide Price
£625,000 - £650,000
Freehold

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- RECENTLY REFURBISHED THROUGHOUT
- SITUATED 0.3 MILES TO EMERSON PARK STATION WITH INTER-CONNECTING LINKS TO BOTH ROMFORD ELIZABETH LINE STATION & UPMINSTER C2C/DISTRICT LINE/OVERGROUND STATION
- CLOSE TO THE OFSTED OUTSTANDING TOWERS INFANT SCHOOL
- OPEN PLAN LIVING WITH ELECTRIC UNDER FLOOR HEATING TO THE GROUND FLOOR
- 70' APPROX. SOUTH WESTERLY FACING REAR GARDEN
- OFF STREET PARKING
- ATTACHED GARAGE
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Stairs to first floor, tiled flooring with electric under floor heating, smooth ceiling with inset spotlights, opening to:

DINING AREA :
15'5 max. x 11'11.
Tiled flooring with electric under floor heating, smooth ceiling, door to cloakroom, open plan to kitchen and living room.

LIVING ROOM :
13'7 max. x 11'10.
Double glazed bay window to front, tiled flooring with electric under floor heating, smooth ceiling with inset spotlights.



KITCHEN :
16'11 x 14'9.
Double glazed bi-folding doors to rear leading to garden, double glazed roof lantern, range of full height units, integrated oven, integrated Hotpoint combination oven, tiled flooring with electric under floor heating, smooth ceiling with inset spotlights.
Centre island/breakfast bar housing: range of base level units and drawers with Quartz work surface over, inset sink drainer with mixer tap, inset induction hob.

GROUND FLOOR CLOAKROOM :
Suite comprising: vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush.

FIRST FLOOR LANDING :
Obscure double glazed window to side, smooth ceiling, doors to accommodation.

BEDROOM ONE :
13'7 max. x 10'8.
Double glazed bay window to front, electric radiator, smooth ceiling.

BEDROOM TWO :
11'10 x 11'10.
Double glazed window to rear, electric radiator, smooth ceiling.

BEDROOM THREE :
8'11 x 7'10.
Double glazed window to front, electric radiator, smooth ceiling.

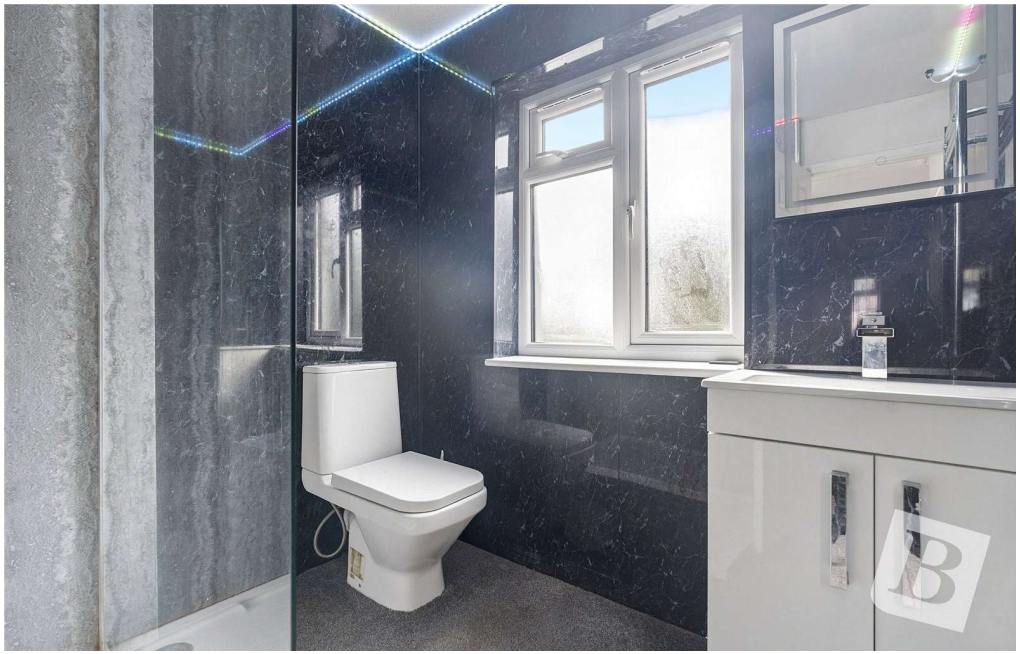

HEDGE-HUGS


JP
Jump Power









SHOWER ROOM/WC :
Obscure double glazed window to rear. Suite comprising: shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Electric radiator, complementary tiling to walls, smooth ceiling with feature LED lighting.

SOUTH WESTERLY FACING REAR GARDEN :
70' approx.
Commencing patio area with pathway to rear, remainder laid to artificial lawn, brick paved patio area to rear leading to outbuilding.

OUTBUILDING :
23'1 x 14'1.
Double glazed bi-folding doors to front, smooth ceiling, power and lighting connected.

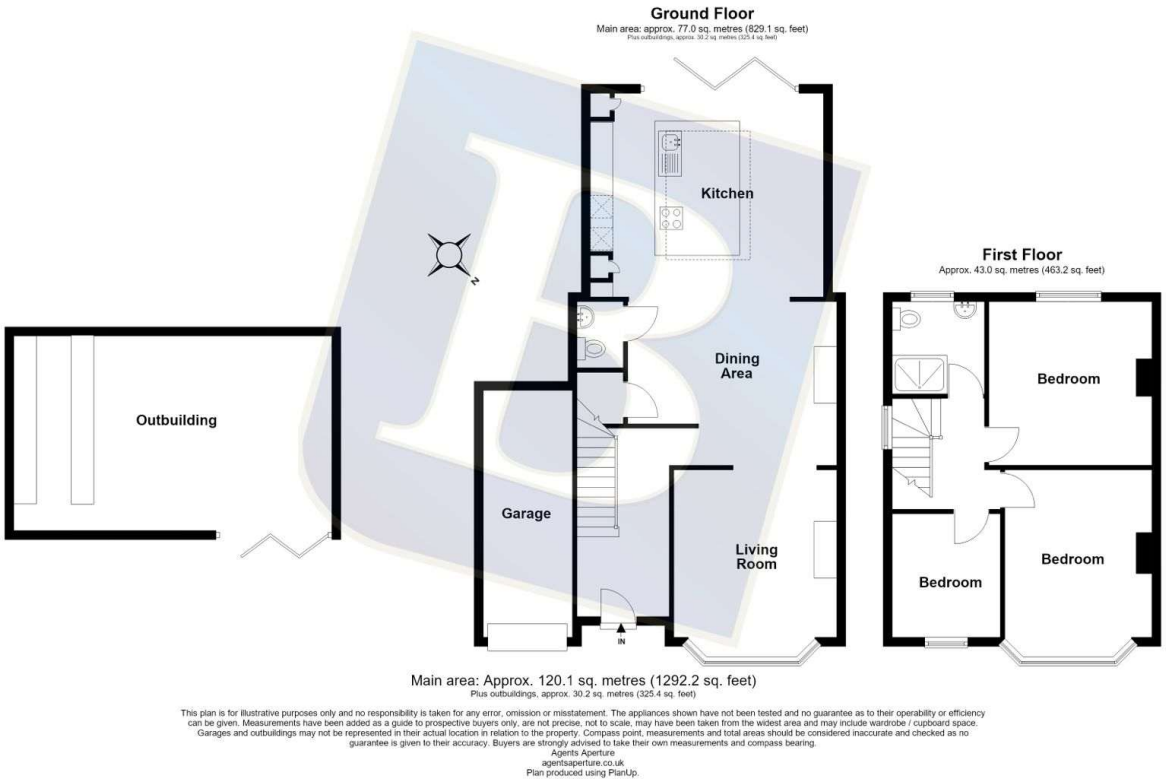
FRONT OF PROPERTY :
Brick paved driveway providing off street parking.

ATTACHED GARAGE :
17'11 x 6'6.
Electric up and over door to front, power and lighting connected.

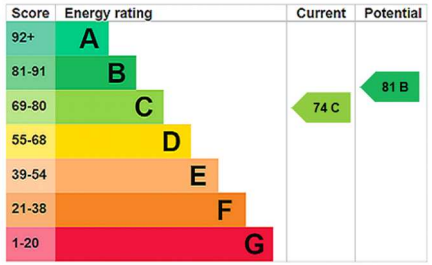
AGENTS NOTE :
Please note that some of the images have been digitally enhanced by AI software, for marketing purposes only.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk//bip-docs?appuid=8731165816abd1946b5b9a1015405340

The agent suggests that any interested parties should make contact with the estate agent prior to booking a viewing as the seller has been unable to provide any material information.



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
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Plan produced using PlanUp.



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