

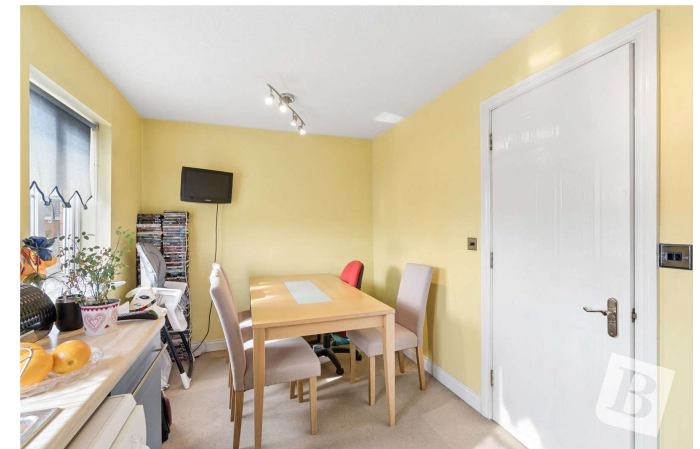


Bancroft Chase
Hornchurch



**Bancroft Chase
Hornchurch
Guide Price
£475,000 - £500,000
Freehold**

- THREE BEDROOM MID TERRACED TOWN HOUSE, SET OVER THREE FLOORS
 - BOASTING APPROX. 1,282 SQ.FT. OF LIVING ACCOMMODATION INCLUDING THE GARAGE
 - SPACIOUS FIRST FLOOR LIVING ROOM
 - SEPARATE FITTED KITCHEN/DINER
- TWO SECOND FLOOR BEDROOMS, BOTH WITH EN-SUITE
 - VERSATILE GROUND FLOOR THIRD BEDROOM/HOME OFFICE
 - GROUND FLOOR SHOWER ROOM
- SEPARATE UTILITY ROOM WITH ACCESS TO REAR GARDEN
- INTEGRAL GARAGE & OFF STREET PARKING FOR ONE VEHICLE
- 50' APPROX. SOUTHERLY REAR GARDEN WITH PATIO AREA & LAWN
- SITUATED 1 MILE TO ELM PARK DISTRICT LINE STATION & 1.4 MILES TO ROMFORD ELIZABETH LINE STATION
- CLOSE TO THE OFSTED OUTSTANDING HARROW LODGE PRIMARY SCHOOL
 - COUNCIL TAX BAND: D



ENTRANCE VIA :

Double glazed entrance door to:

ENTRANCE HALL :

Stairs to first floor, storage cupboard, radiator, wood effect flooring, doors to garage accommodation.

BEDROOM THREE/STUDY :

8'8 x 7'8.

Double glazed window to rear, radiator, wood effect flooring, smooth ceiling.

GROUND FLOOR SHOWER ROOM/WC :

Suite comprising: enclosed shower cubicle with wall mounted shower, wall mounted wash hand basin, low level wc. Radiator, wall mounted mirror, part complementary tiling to walls.

UTILITY ROOM :

7'8 x 6'9.

Double glazed door to rear leading to garden, range of base level units with work surfaces over, inset stainless steel sink drainer unit, plumbing for washing machine, space for additional under counter appliance, wall mounted Vaillant boiler, tiled flooring, complementary tiled splash backs.

FIRST FLOOR LANDING :

Stairs to second floor, doors to accommodation.

LIVING ROOM :

16'4 x 15'9 max.

Two double glazed sash style windows to front, two radiators, feature fireplace with decorative surround and mantelpiece, carpet.

KITCHEN/DINER :

15'9 x 10'5 max.

Two double glazed windows to rear, range of base level units and drawers with work surfaces over, inset stainless steel sink drainer unit with mixer tap, integrated electric oven and inset 4-ring gas hob, space for fridge/freezer, space and plumbing for dishwasher, complementary tiled splash backs.

SECOND FLOOR LANDING :

Doors to accommodation.

BEDROOM ONE :

BEDROOM:

16'4 max. x 10'11.

Two double glazed windows to front, fitted wardrobes, radiator, carpet, door to:

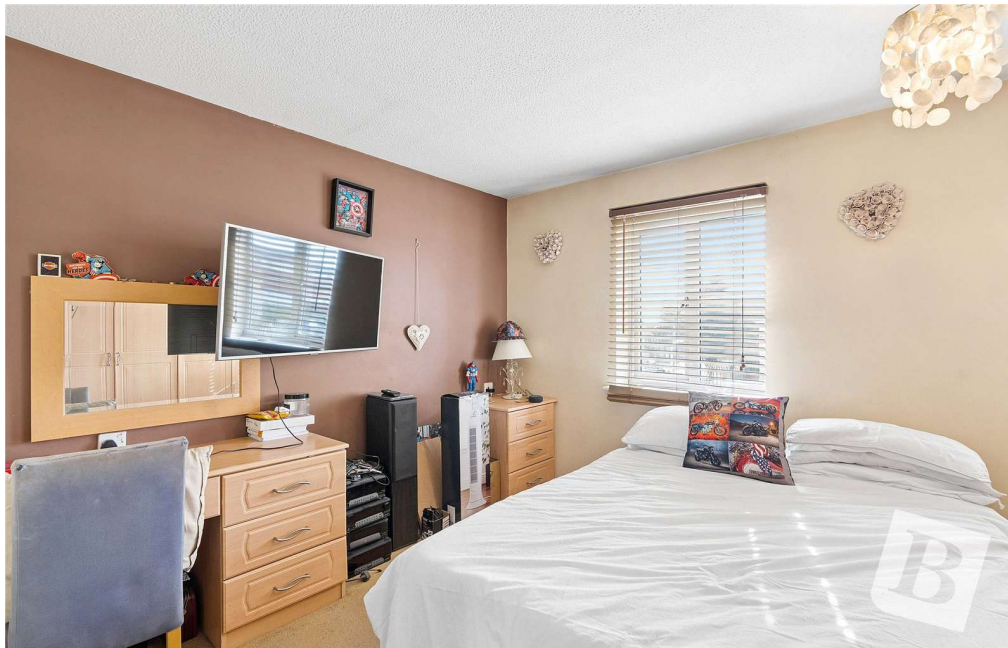
EN-SUITE:

Suite comprising: shower panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, low level wc. Wall mounted mirror, part complementary tiling to walls.









BEDROOM TWO :

BEDROOM:

16'4 x 10'9 max.

Two double glazed windows to rear, fitted wardrobes, radiator, carpet, door to:

EN-SUITE:

Suite comprising: shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, low level wc. Wall mounted mirror, part complementary tiling to walls.

SOUTHERLY FACING REAR GARDEN :

50' approx.

Commencing with a decked patio seating area, remainder predominantly laid to lawn with established shrubs and mature planting, timber fenced boundaries and shed situated at the rear of the garden.

FRONT OF PROPERTY :

Brick paved providing off street parking.

INTEGRAL GARAGE :

16' x 8'8.

Up and over door to front, personal door to entrance hall.

AGENTS NOTE :

Please note that one of the rooms has been virtually staged for marketing purposes only.

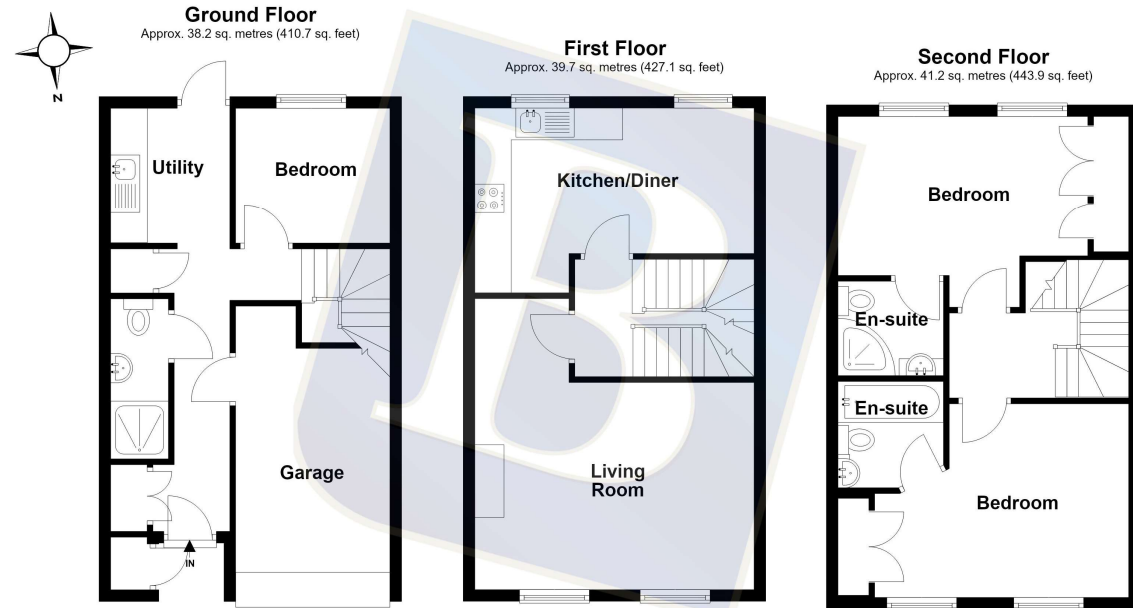
BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk/#/bip-docs?appuid=3514556796aba3e04dc7dc6073866756>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 119.1 sq. metres (1281.7 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.

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