

Franmil Road

Hornchurch

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Guide Price
£475,000 - £500,000
Freehold

• THREE BEDROOM SEMI DETACHED FAMILY HOME
• TWO RECEPTION ROOMS
• 12' FITTED KITCHEN
• FIRST FLOOR FAMILY BATHROOM/WC
• LOW MAINTENANCE REAR GARDEN
• OFF STREET PARKING
• DETACHED GARAGE
• SITUATED 1 MILE TO ROMFORD ELIZABETH LINE STATION & 1.2 MILES TO ELM PARK DISTRICT LINE STATION
• CLOSE TO THE 'STRONG STANDARD' OFSTED RATED HARROW LODGE PRIMARY SCHOOL & THE 'GOOD' OFSTED RATED HORNCHURCH HIGH SCHOOL
• CONVENIENT FOR LOCAL AMENITIES
• COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

PORCH :
Double glazed windows to either flank, further door to:

ENTRANCE HALL :
Double glazed window to flank, stairs to first floor, radiator with feature guard, tiled flooring, smooth ceiling with cornice coving, doors to accommodation.

LIVING ROOM :
15'2 x 12'4 max.
Double glazed half bay window to front, radiator, feature fireplace, smooth ceiling with cornice coving.



KITCHEN :
12'8 x 7'11.
Double glazed window to flank, double glazed door to rear leading to garden, range of base level units and drawers with work wood effect surfaces over, inset sink drainer unit with mixer tap, integrated oven and inset electric hob with extractor hood over, integrated fridge/freezer, space for further domestic appliances, range of matching eye level cupboards, glazed display unit, tiled flooring, complementary tiled splash backs, smooth ceiling with cornice coving, door to:

DINING ROOM :
12'8 x 10'2.
Two double glazed full height windows to rear, double glazed French doors to rear leading to garden, wood effect flooring, smooth ceiling with cornice coving.

FIRST FLOOR LANDING :
Double glazed window to flank, storage cupboard, doors to accommodation.

BEDROOM ONE :
14'9 x 10'2.
Double glazed half bay window to front, radiator, smooth ceiling with cornice coving.

BEDROOM TWO :
13' x 10'2.
Double glazed window to rear, radiator, smooth ceiling with cornice coving.

BEDROOM THREE :
8'8 x 7'11.
Double glazed window to front, ceiling with cornice coving.




FORZA






HENRY
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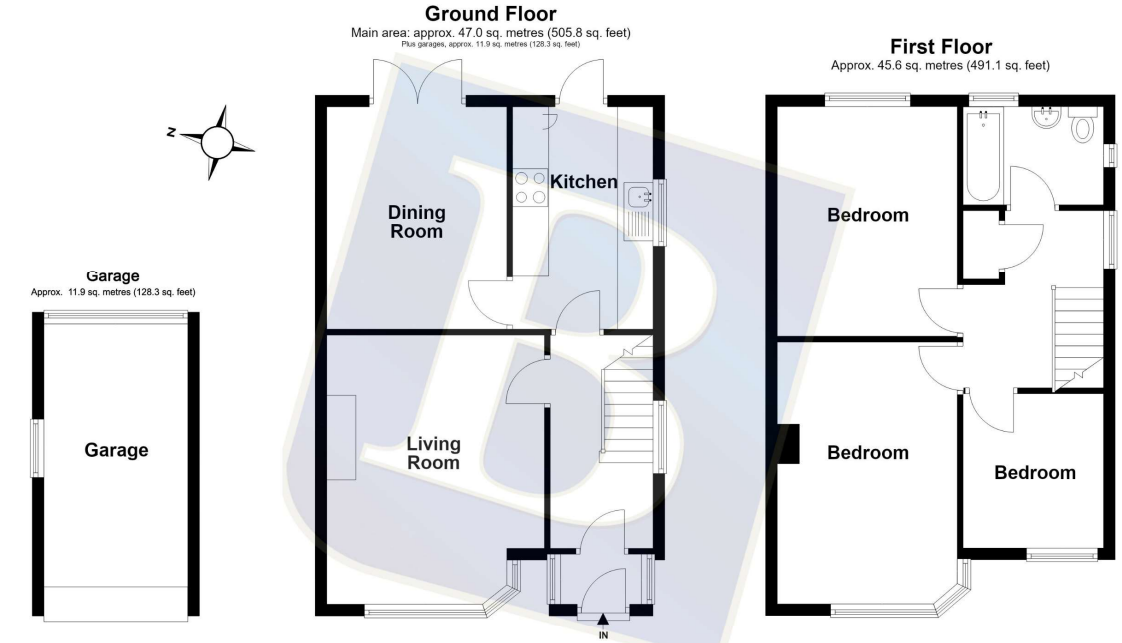
FAMILY BATHROOM/WC :
Obscure double glazed windows to rear and flank. Suite comprising: panelled bath with glazed shower screen, mixer tap and wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Heated chrome towel rail complementary tiling to walls, smooth ceiling, extractor fan.

LOW MAINTENANCE REAR GARDEN :
Commencing block paved patio area, remainder laid to artificial lawn, slower and shrub borders, gated side access.

FRONT OF PROPERTY :
Brick paved providi8ng off street parking, shared side access leading to garage.

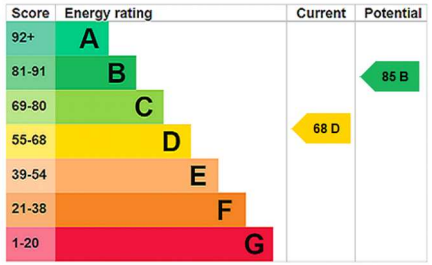
GARAGE :
15'9 x 8'2.
Up and over door to front, windows to rear and flank.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=4019005636accdbdf5ded92003465796



Main area: Approx. 92.6 sq. metres (997.0 sq. feet)
Plus garages, approx. 11.9 sq. metres (128.3 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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