
Rural Close
Hornchurch, .

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Offers Over £425,000
Freehold

- NO ONWARD CHAIN
- TWO BEDROOM HOUSE
- SITUATED ON THE POPULAR ST. LEONARD'S HAMLET DEVELOPMENT
- CLOSE TO THE 'STRONG STANDARD' OFSTED RATED TOWERS INFANT SCHOOL & THE 'GOOD' OFSTED RATED ST. MARY'S CATHOLIC PRIMARY SCHOOL
- WELL MAINTAINED REAR GARDEN
- CLOSE TO HARROW LODGE PARK
- SITUATED 0.9 MILES HORNCHURCH DISTRICT LINE STATION & 1.2 MILES TO ROMFORD ELIZABETH LINE STATION
- CONVENIENT FOR LOCAL SHOPS, AMENITIES & HORNCHURCH TOWN CENTRE
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door with glazed side panels leading to:

PORCH :
Further door to:

LOUNGE :
13'2 x 11'4.
Double glazed window to front, stairs to first floor, radiator, Amtico flooring, dado rail, smooth ceiling with cornice coving, archway to:

DINING AREA :
9'9 x 7'2.
Double glazed French doors to rear leading to garden, radiator, Amtico flooring, smooth ceiling with cornice coving, opening to:



KITCHEN :
9'9 x 6'.
Double glazed window to rear, range of base level units and drawers with work surfaces over, inset stainless steel sink drainer unit with mixer tap, integrated eye level oven, inset electric hob with stainless steel extractor hood over, integrated dishwasher, space for further domestic appliances, range of matching eye level cupboards, Amtico flooring, complementary tiled splash backs, smooth ceiling with cornice coving.

FIRST FLOOR LANDING :
Doors to accommodation.

BEDROOM ONE :
10'4 x 8'2.
Double glazed bay window to front, fitted wardrobes with sliding doors, radiator, smooth ceiling with cornice coving.

BEDROOM TWO :
9'9 x 8'3.
Double glazed window to rear, fitted wardrobe with sliding door, smooth ceiling.

SHOWER ROOM/WC :
7'2 x 5'4.
Obscure double glazed window to rear. Suite comprising: walk-in shower with glazed shower screen, rain style shower head over and separate hand shower attachment, vanity wash hand basin with mixer tap, fitted storage beneath, low level wc with push flush. tiled flooring, complementary tiling to walls, smooth ceiling.

REAR GARDEN :
Commencing paved patio area, remainder laid to lawn, stepping stone pathway to rear, established planting, fencing to boundaries, gated side access.

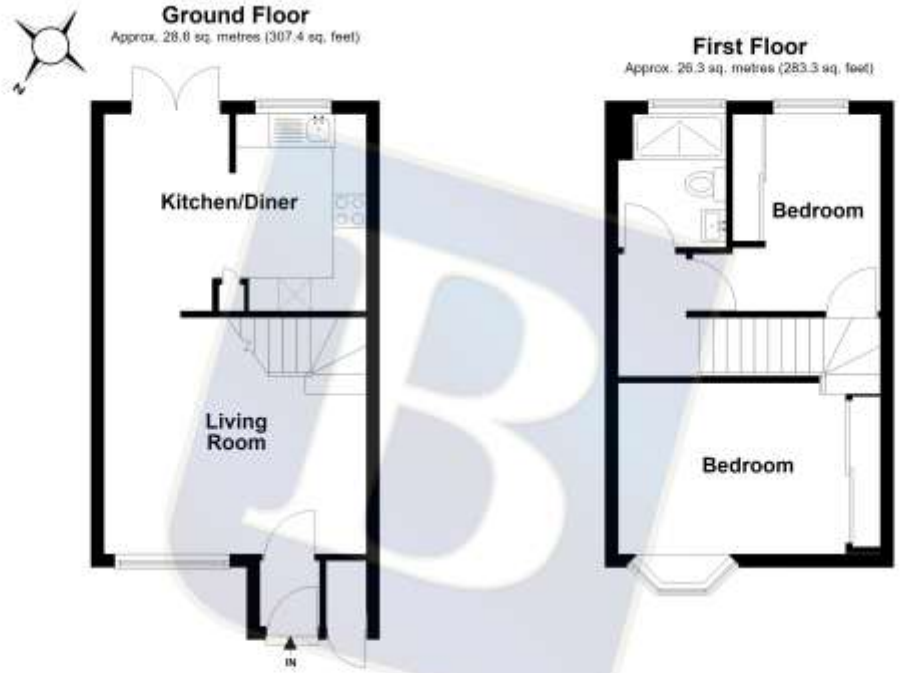
FRONT OF PROPERTY :
Lawned from garden with paved pathway to entrance, decorative shrubs, dated side access. Off street parking for two vehicles.

AGENTS NOTE 1 :
Our vendor advises us that the carpets are newly fitted on the stairs, landing and both bedrooms.

AGENTS NOTE 2 :
Please note that the living photo has 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=6825381916adf6d077515e4062851097





Total area: approx. 54.9 sq. metres (590.7 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
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Plan produced using PlanUp.

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