

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Grassmere Road, Hornchurch, RM11 3DP



GUIDE PRICE £550,000 - £575,000

WILLIAMS & DONOVAN are pleased to offer for sale this well presented four double bedroom semi-detached house situated in a cul-de-sac location within Emerson Park. This property benefits from having been extended to the rear to provide an extended dining area; ground floor cloakroom; conservatory/utility room; off street parking for four/five vehicles; South backing rear garden and is within walking distance of a variety of OFSTED rated good and outstanding schools, and within easy reach of Gidea Park and Harold Wood stations and local shops. EPC rating - D. Our ref: 14604

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Grassmere Road, Hornchurch, RM11 3DP

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Radiator. Laminate flooring. Doors to:

LOUNGE 20' 4" x 12' 1" (6.2m x 3.68m)

Skimmed ceiling. Double glazed window to front aspect. Feature gas fireplace. Radiator. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Double doors opening to:

DINING ROOM 19' 7" x 9' 8" (5.97m x 2.95m)

Double glazed French style doors leading to and overlooking REAR GARDEN. Double glazed windows to rear aspect. Skylight. Radiator. Parquet flooring. Opening to:



KITCHEN 10' x 9' (3.05m x 2.74m)

Skimmed ceiling. Spotlight insets. Range of base and eye level units. Roll edged working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring induction hob with extractor fan above and double electric oven under. Integrated dishwasher. Space for under counter fridge. Tiled splashbacks. Built in larder cupboard. Tiled floor.

UTILITY ROOM/CONSERVATORY 9' 10" x 7' 2" (3m x 2.18m)

Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Base units. Roll edged working surfaces. Space and plumbing for washing room. Space for tumble drier. Space for under counter fridge and freezer. Tiled floor.



GROUND FLOOR CLOAKROOM

Two piece suite comprising low level w/c and vanity mounted wash hand basin with storage beneath. Radiator. Tiled floor.

GROUND FLOOR BEDROOM FOUR/PLAYROOM 16' 7" x 8' (5.05m x 2.44m)

Double glazed window to front aspect. Radiator.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder. Double glazed window to side aspect. Doors to:

BEDROOM ONE 13' plus wardrobes x 10' 6"
(3.96m x 3.2m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

BEDROOM TWO 11' 1" x 9' 2" (3.38m x 2.79m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM THREE 9' 10" x 8' 9" (3m x 2.67m)

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Radiator. Laminate flooring.



BATHROOM 9' x 5' 9" (2.74m x 1.75m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Four piece suite comprising low level w/c, hand wash basin with storage beneath, panelled bath and shower cubicle with mixer shower. Tiled walls. Chrome heated towel rail. Tiled floor.

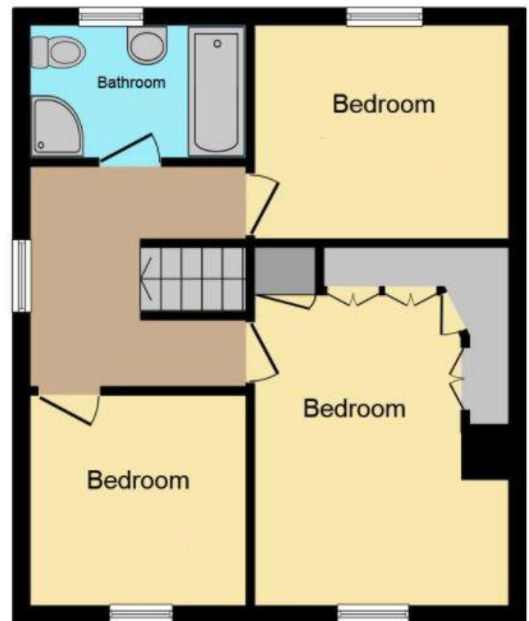


OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for four/five vehicles.

The **REAR GARDEN** is South backing and measures approx. 30'. Commencing with paved patio leading to lawn. Shrub and flower bed borders. Ornamental pond. Gated side access.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.