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14 Hatfield Close, Hornchurch, RM12 6SA

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Asking Price £475,000

Hunters Hornchurch are pleased to offer this well presented three bedroom mid terraced property situated in a quiet cul-de-sac location in Hornchurch. The property comprises of, entrance hallway, fully fitted modern kitchen, lounge/dining area with double doors to the rear garden and a study area. To the first floor are three bedrooms and a modern shower room.

Externally, to the front there is off road parking for 2 cars and a garden to the rear. The property also has an integral garage.

The property is situated within easy reach of both Hornchurch and Elm Park Station on the District Line and local amenities. It is also in the catchment area for Scotts Primary School.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
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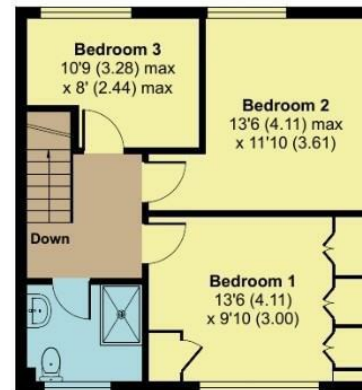
Hatfield Close, Hornchurch, RM12

Approximate Area = 1070 sq ft / 99.4 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 43.5 SQ M
(469 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 43.3 SQ M
(467 SQ FT)**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1008520

Entrance Hall

Lounge

20'11 x 11'11

Double glazed french doors to rear, 2 radiators, stairs to first floor

Study

8'9 x 6'9

Double glazed window to rear and side, radiator

Kitchen

10'8 x 8'9

Double glazed bay window to front, range of eye and base level units, inset sink and drainer unit, built in oven and hob, extractor fan over.

First Floor Landing

Bedroom 1

13'6 x 9'10

Double glazed window to front, radiator, built in wardrobes

Bedroom 2

13'6 x 11'10

Double glazed window to rear, radiator

Bedroom 3

10'9 x 8

Double glazed window to rear, radiator

Shower Room

Double glazed window to front, shower cubicle, low level W/C, pedestal wash hand basin, tiled walls

Garage

17'1 x 7'10

Up and over door, power and lighting

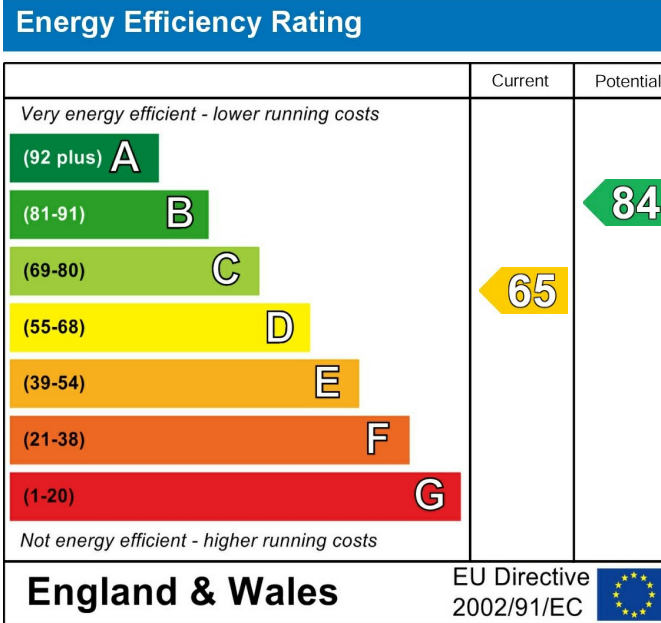
Front

Block paved frontage providing off street parking

Rear Garden

35'5 x 21'3

Commencing decking area, remainder laid to artificial grass, fence enclosed



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









