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10 Slewins Lane, Hornchurch, RM11 2BZ

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Offers Over £475,000

Hunters Hornchurch are delighted to offer for sale this well presented and extended semi detached house situated in Hornchurch. The property comprises an entrance hallway, ground floor cloakroom, two reception rooms, contemporary fitted kitchen / breakfast room, three bedrooms and modern shower room. Composite door to the front and windows fitted in 2021. Gidea Park station is approximately 6 minute walk, with a direct service to London Liverpool Street on the Elizabeth Line in 43 minutes.

Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion. The property is also close to schools which include; Squirrels Heath Junior School, Royal Liberty School, Towers Infants & Junior schools and The Frances Bardsley Academy for Girls.

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Slewins Lane, RM11

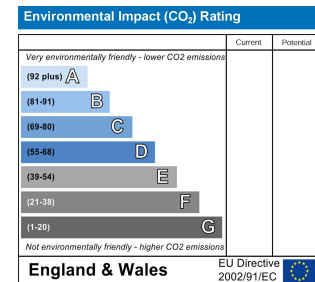
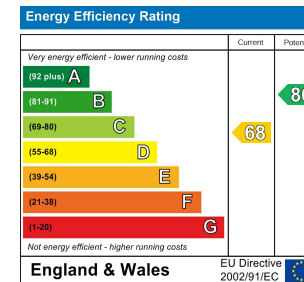
Approximate Area = 1046 sq ft / 97.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Hunters Property Group. REF: 1013320



Frontage

Block paved drive way offering off road parking for 1 vehicle

Entrance Hallway

Composite double glazed door to front, tiled flooring, plastered painted walls, underfloor heating.

Reception Room

14'7" into bay x 11'6" max
UPVC double glazed windows to front, laminate flooring, plastered painted walls, fireplace and hearth with electric fire and built in cupboards either side, plastered painted walls, radiator

Reception Room

17'5" x 11'8" max
UPVC double glazed bi-folding doors to rear, UPVC double glazed window to side, laminate flooring, plastered painted walls, radiator

Kitchen / Breakfast Room

19'7" x 9'5"
Wooden stable door to side with double glazed glass panels, 2 x UPVC double glazed windows to side, UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, Quartz worktops with 2 x inset sinks, integrated oven, hob and extractor fan, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, integrated microwave oven, space for American style fridge freezer, tiled flooring, plastered painted walls with tiled splashback, underfloor heating.

Cloakroom

UPVC double glazed opaque window to front, low level w/c, hand wash basin, tiled flooring, tiled walls, radiator

Stairs and Landing

Fitted carpet to stairs, plastered painted walls, UPVC double glazed window to side

Bedroom One

11'6" max x 10'11" max
UPVC double glazed bay window to front, fitted carpet, plastered painted walls, fitted wardrobes, radiator

Bedroom Two

11'6" max x 8'0" max
UPVC double glazed window to rear, fitted carpet, plastered painted walls, radiator

Bedroom Three

10'1" max x 8'11" max
UPVC double glazed window to side, fitted carpet, plastered painted walls, radiator


Shower Room

UPVC double glazed opaque window to the front, low level w/c, vanity sink unit, walk in oversize shower cubicle with wall mounted shower and hose, tiled flooring, tiled walls, airing cupboard, underfloor heating.

Garden

32' x 28'7"
Decked patio area leading from reception room, rear garden bordered by wood panelled fencing, a lawn area with a mix of trees and shrubs.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









