



HUNTERS[®]
HERE TO GET *you* THERE

38 Tangmere Crescent, Hornchurch, RM12 5PP

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Asking Price £425,000

****GUIDE PRICE £425,000 to £450,000****

Hunters Hornchurch are delighted to offer for sale this med terrace property situated in Hornchurch.

The property comprises of: entrance hallway, reception room, fitted kitchen, dining room and integral garage.

To the first floor are three bedrooms and a family bathroom. Externally to the front the property has off road parking for two cars with a well stocked garden to the rear.

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 R J Mitchell Primary School, St Alban's Catholic Primary School, Scotts Primary School and Scargill Infant School's are all within 0.5 miles.

Elm Park Station is 0.7 miles

NO ONWARD CHAIN

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

hornchurch@hunters.com | www.hunters.com

Tangmere Crescent, Hornchurch, RM12

Approximate Area = 1010 sq ft / 93.8 sq m (excludes store)

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1218 sq ft / 113.1 sq m

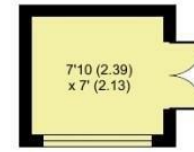
For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 SQ FT)



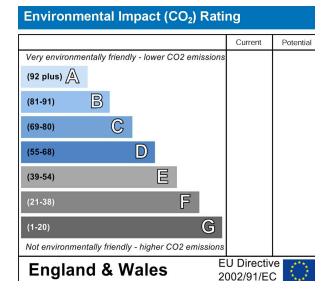
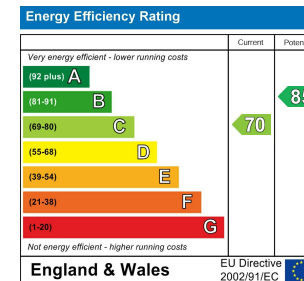
GROUND FLOOR
APPROX FLOOR
AREA 50.9 SQ M
(548 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 5.1 SQ M
(55 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2023. Produced for Hunters Property Group. REF: 1029831



Frontage

Driveway with off road parking for two vehicles leading to garage

Entrance Porch

UPVC double glazed door and window to side, fitted carpet, plastered painted walls, storage cupboard, radiator

Reception Room

23'10" max x 10'10" max
UPVC double glazed window to front, wood panelled single glazed windows and door to rear that lead to dining room, plastered papered walls, fitted carpet two radiators

Kitchen

9'11" x 7'11"
Fitted kitchen with a mix of eye level and base units, roll worktops, stainless steel sink and drainer, space for cooker, space for tumble dryer, space and plumbing for washing machine, space for fridge freezer, plastered painted walls with tiled splashback, tiled flooring

Dining Room

18'1" x 7'
UPVC double glazed door and double patio doors to rear, plastered painted walls, tiled flooring, radiator

Integral Garage

19'5" x 8'3"
Up and over door to front

Store

Store cupboard which houses the Combi Boiler

Stairs and Landing

Plastered papered walls, fitted carpet

Bedroom One

14'3" x 8'8"
UPVC double glazed window to front, plastered painted

walls, fitted wardrobes, fitted dressing table, fitted carpet, radiator

Bedroom Two

11'11" x 9'5" max
UPVC double glazed window to rear, plasterer painted wall with feature wall, fitted carpet, radiator

Bedroom Three

10'4" x 7'8"
UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, pedestal hand wash basin, bath with wall mounted shower over, tiled walls, vinyl flooring


Garden

27'0" x 20'7"
Rear garden with patio area and lawn bordered by wood panelled fencing and a mix of trees and shrubs

Outbuilding

7'10" x 7'
Wooden outbuilding with double doors to front and single glazed window to side

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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.



