



HUNTERS

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84 Slewins Lane, Hornchurch, RM11 2BU

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Offers In Excess Of £500,000

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

The property comprises of: entrance hallway, lounge, dining room, extended kitchen with integrated appliances, three bedrooms and family bathroom. To the front is a private garden with lawn area. The kerb has been dropped to the front giving an opportunity for off road parking. The garden to the side and rear has a patio area leading from the house, a lawn bordered by a mix of trees, shrubs and wood panelled fencing. The garden is south facing. There is a car port at the rear of the property accessed via a private driveway on Brooklands Gardens which has off road parking for 2 vehicles. Although now lapsed, planning permission was granted for a front, side and rear extension.

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.

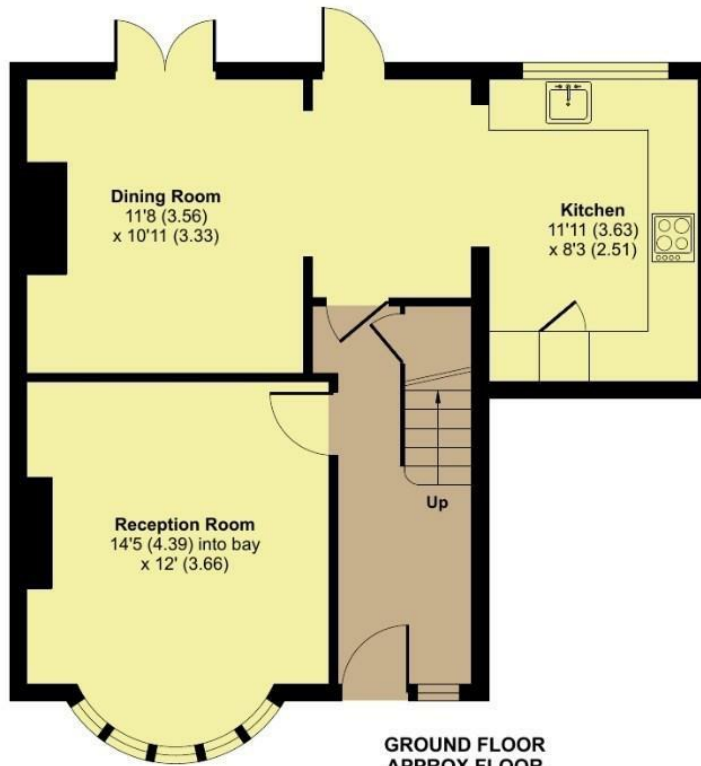
Gidea Park Station on the Elizabeth Line is 0.5 miles. Emerson Park is 0.6 miles

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
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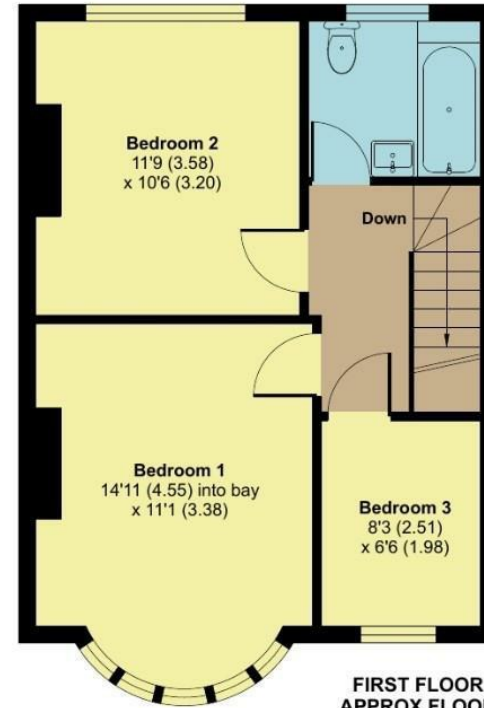
Slewins Lane, Hornchurch, RM11

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 50.7 SQ M
(546 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 40.6 SQ M
(438 SQ FT)



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: 1052704

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	81
		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
England & Wales			

Frontage

Front lawn with crazy paved footpath leading to front door, 6ft wood panelled fencing, mix of trees and shrubs. The kerb has been dropped to the front should the buyer wish to create a driveway

Hallway

Wooden front door, double glazed wood framed window, plastered painted walls, hardwood flooring, radiator

Reception Room

14'5" into bay x 12'0"
UPVC double glazed bay window to front, plastered painted walls, hardwood flooring, feature gas fireplace with hearth and surround, radiator

Dining Room

11'8" x 10'11"
UPVC double glazed patio doors to garden, plastered painted walls, hardwood flooring, radiator

Kitchen

11'11" x 8'3"
UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, Butler sink, integrated oven and microwave, integrated gas hob and extractor hob, integrated dishwasher, integrated fridge freezer, integrated washing machine, plastered painted walls with tiled splashback, laminate tile effect flooring

Stairs and Landing

Fitted carpet, plastered painted walls

Bedroom One

14'11" into bay x 11'1"
UPVC double glazed bay window to front, plastered painted walls with papered feature wall, stained wooden floorboards, feature fireplace, radiator

Bedroom Two

11'9" x 10'6"
UPVC double glazed window to rear, plastered painted walls, stained wooden floorboards, radiator

Bedroom Three

8'3" x 6'6"
UPVC double glazed window to front, plastered painted walls, stained wooden floorboards, radiator

Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, vanity sink unit, panelled bath with fitted shower screen and shower over, tiled walls, tiled flooring, wall mounted heated towel rail


Garden

80' x 36'9"
Paved patio area leading from the house, lawn area bordered by wood panelled fencing and a mix of trees and shrubs, pathway leading to car port

Parking

There is a car port at the rear of the property accessed via a private driveway on Brooklands Gardens which has off road parking for 2 vehicles.

Energy Efficiency Rating

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





