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7 Beech Close, Hornchurch, RM12 4QH

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Asking Price £650,000

Hunters Hornchurch are delighted to offer for sale this well presented and spacious semi detached bungalow situated in Hornchurch. The property comprises of: porch, entrance hallway, reception room, dining room, fitted kitchen, family bathroom and three bedrooms. Externally to the front the property has off road parking for multiple vehicles and further parking to the side and rear. The rear garden has a patio area and lawn bordered by a mix of trees and shrubs.

There is a detached garage / games room with an up and over roller shutter to the front. The games room also has a separate w/c. 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.

Elm Park Station is 0.2 miles

Hornchurch Station is 0.8 miles

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# Beech Close, Hornchurch, RM12

Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 622 sq ft / 57.7 sq m

Total = 1913 sq ft / 177.6 sq m

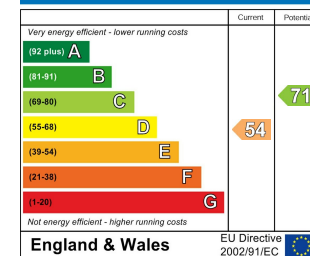
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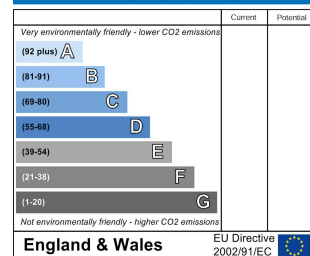
**Certified  
Property  
Measurer**

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: 1058821

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



**Frontage**

Paved driveway with off road parking for multiple vehicles

**Porch**

UPVC double glazed door and window to front, painted walls, fitted carpet

**Entrance Hallway**

Wooden door with glass panels, fitted carpet, plastered painted walls, radiator

**Reception Room**

23'4" x 11'11"  
UPVC double glazed doors and windows to rear, UPVC double glazed window to side, plastered painted walls, fitted carpet, 2 x radiators

**Dining Room**

14'11" x 9'3"  
Plastered painted walls, fitted carpet, radiator

**Kitchen**

13'2" x 12'10"  
UPVC double glazed door and window to side, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, integrated gas hob, integrated fridge / freezer, part plastered painted walls, part tiled walls, radiator, laminate flooring

**Bedroom One**

20'3" max x 10'3" max  
UPVC double glazed window to rear, plastered painted walls, fitted carpet, radiator

**Bedroom Two**

17'3" into bay x 10'3" max  
UPVC double glazed bay window to front, plastered painted walls, fitted carpet, radiator

**Bedroom Three**

9'2" x 8'8" max  
UPVC double window to front, plastered painted walls, fitted carpet, radiator

**Bathroom**

UPVC double glazed window to side, bath suite comprising of: low level w/c, pedestal hand wash basin, bath, tiled walls, tiled flooring, radiator

**Garden**

85'0" x 32'3"  
Gated driveway with further parking to the rear, lawn area bordered with a mix of trees and shrubs


**Garage**

18'11" x 17'7" max  
Roller shutter door, UPVC double glazed window to side

**Games Room**

18'10" x 15'1" max  
UPVC double glazed door and window to front, plastered papered walls, fitted carpet tiles, door leading to w/c with hand wash basin

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











