



HUNTERS

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30 Wiltshire Avenue, Hornchurch, RM11 3DX

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## Offers In The Region Of £500,000

Hunters Hornchurch are delighted to offer for sale this very spacious and well presented semi detached house situated in Hornchurch and close to Nelmes Primary School which has an 'outstanding' Ofsted rating.

The property comprises of: Entrance porch, lounge, kitchen / diner and conservatory. To the first floor are three bedrooms and a family bathroom. Externally to the front the property offers off road parking for multiple vehicles. To the rear the garden has a patio area, lawn and a mix of trees and shrubs.

The property is located in Hornchurch and is a short bus ride away from the 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.

Nelmes Primary School (Ofsted: Outstanding), The Champion School Harold Wood Primary School and Redden Court School (Ofsted: Outstanding) are all within 0.5 miles.

Harold Wood Station is 0.9 miles Emerson Park Station is 1.0 miles Gidea Park Station is 1.3 miles

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120  
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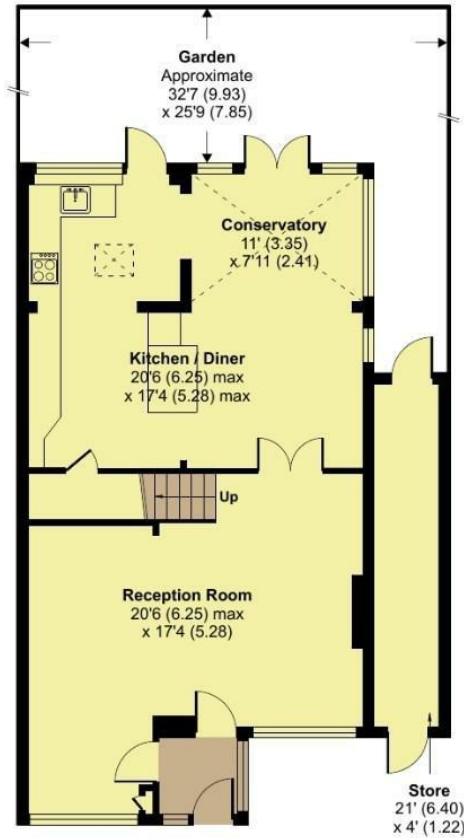
# Wiltshire Avenue, Hornchurch, RM11

Approximate Area = 1281 sq ft / 119 sq m

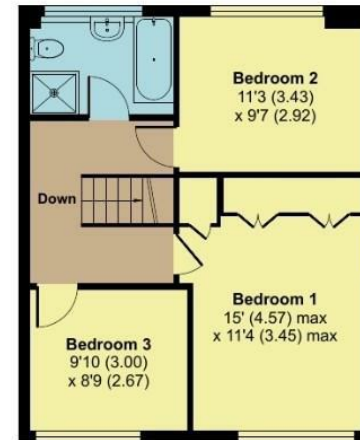
Store = 84 sq ft / 7.8 sq m

Total = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 70.7 SQ M  
(762 SQ FT)**

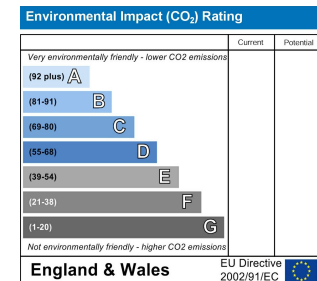
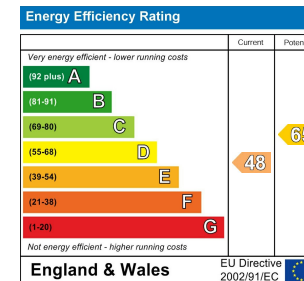


**FIRST FLOOR  
APPROX FLOOR  
AREA 48.2 SQ M  
(519 SQ FT)**



**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: 1064223



### Frontage

Paved driveway with off road parking for multiple vehicles, mix of plants and shrubs

### Entrance Porch

UPVC double glazed door and windows to front.

### Reception Room

20'6" x 17'4"

UPVC double glazed windows to front, painted plastered walls, fitted carpet, decorative fireplace and radiator.

### Kitchen/Diner

20'6" x 17'4"

Dining area with UPVC double glazed window to side, painted plastered walls, fitted carpet.

Kitchen area with UPVC double glazed windows and door to rear, fitted kitchen with a mix of eye level and base units, roll worktops with sink and drainer, space for a fridge freezer and plumbing for a dishwasher/washing machine.

Integrated double oven, integrated hob and extractor fan, painted plastered walls with tiled splashback, tiled flooring, spotlights and radiator.

### Conservatory

11'00" x 7'11"

UPVC double glazed wrap around windows and doors to rear, painted plastered walls, fitted carpet and radiator.

### Bedroom 1

15'00" x 11'4"

UPVC double glazed windows to front and side, fitted wardrobes, papered feature wall, painted plastered walls, fitted carpet and radiator.

### Bedroom 2

11'3" x 9'7"

UPVC double glazed windows to rear, papered feature wall, painted plastered walls, fitted carpet and radiator.

### Bedroom 3

9'10" x 8'9"

UPVC double glazed windows to front, papered feature wall, painted plastered walls, fitted carpet and radiator.

### Bathroom

UPVC double glazed windows to rear, bath suite comprising of: low level w/c, pedestal hand wash basin, bathtub with shower hose, step in shower cubicle with attached overhead shower. tiled splashback walls, tiled flooring and spotlights.

### Garden

32'7" x 25'9"


Beautifully presented garden, with patio leading from the house, lawn area with a mix of trees and shrubs bordered by a low level brick wall to the right and wooden panel fencing to the left hand side.

### Storage

20'11" x 4'0"

Storage space to the side of the property, wooden door to front and rear.

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	65
(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.











