



HUNTERS

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9 Grey Towers Avenue, Hornchurch, RM11 1JE

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Asking Price £625,000

Hunters Hornchurch are delighted to offer for sale this well presented and extended family home situated in Hornchurch. The property comprises of: entrance hallway, lounge, through dining room, contemporary fitted kitchen and ground floor w/c. To the first floor are four bedrooms with a four piece bathroom. Externally to the front the property offers offer road parking with a garage and workshop to the side. To the rear is a good size garden with raised patio, lawn, pergola and summerhouse.

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; Hacton primary school (Ofsted: Outstanding) Langtons junior and infants school (Ofsted: Good) Hornchurch Station is 0.8 miles. Upminster Bridge Station is 1 mile Emerson Park Station is 0.4 miles

Viewing is highly recommended to fully appreciate the space this property has to offer.

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Grey Towers Avenue, Hornchurch, RM11

Approximate Area = 1183 sq ft / 109.9 sq m

Garage = 257 sq ft / 23.8 sq m

Outbuilding = 158 sq ft / 14.6 sq m

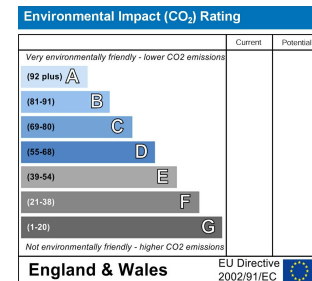
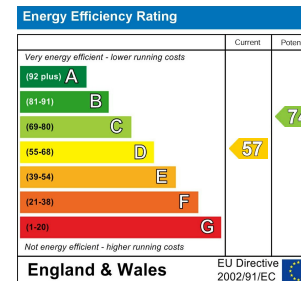
Total = 1598 sq ft / 148.3 sq m

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). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1084430



Frontage

Block paved driveway with off road parking for three vehicles. Access to garage.

Hallway

UPVC double glazed door and windows to front, plastered painted walls, solid wood flooring, radiator

Reception Room

13'9" into bay x 12'6" max
UPVC double glazed bay window to front, plastered painted walls, fitted carpet, wall mounted electric fire, radiator

Dining Room

11'6" x 11'5"
UPVC double glazed windows and double doors to rear, plastered painted walls, fitted carpet, 2 x radiators

Kitchen

18'1" max x 7'3" max
UPVC double glazed door and window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, hob and cooker hood, space for American style fridge freezer, space and plumbing for washing machine and dishwasher, plastered painted walls with tiled splash back, solid wood flooring

Cloakroom

Low level w/c, wall mounted sink, plastered painted walls, solid wood flooring

Stairs and Landing

UPVC double glazed window to side, plastered painted walls, fitted carpet

Bedroom One

13'10" into bay x 11'6" max
UPVC double glazed bay window to front, plastered painted walls, fitted carpet, fitted wardrobes, radiator

Bedroom Two

11'6" x 7'9"
UPVC double glazed window to rear, plastered painted walls, fitted carpet, radiator

Bedroom Three

17'4" max x 9'6" max
UPVC double glazed window to rear, plastered painted walls, fitted wardrobes, laminate flooring, radiator

Bedroom Four

8'0" x 7'
UPVC double glazed 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, panel bath, shower enclosure with wall mounted shower and shower hose, tiled walls, tiled flooring

Garage

23'1" x 8'2"
Solid wood double door to front leading to garage

Workshop

8'2" x 8'2"
UPVC double glazed door to rear leading to workshop


Garden

75' x 29'6"
Raised patio area leading from the back of the house, lawn bordered by wood paneled fencing and a mix of trees and shrubs, wooden pergola with seating area

Garden Room

12'7" x 12'6"
Wooden garden room / games room with electricity connection

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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.









