



HUNTERS[®]
HERE TO GET *you* THERE

20 Standen Avenue, Hornchurch, RM12 6AA

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Asking Price £650,000

Hunters Hornchurch are delighted to offer for sale this spacious and extended four bedroom semi detached house situated in Hornchurch. The property comprises of: Entrance hallway, reception room, dining room, conservatory, fitted kitchen and shower room. To the first floor are three bedrooms and family bathroom. To the second floor is the main bedroom and w/c. Externally to the front is a block paved driveway with offer road parking for two vehicles and a shared driveway giving access to the garage. To the rear is a garden with an outbuilding. 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) Suttons primary school (Ofsted: Good)

Hornchurch Station is 0.1 mile. Upminster Bridge Station is 0.8 miles

****NO ONWARD CHAIN****

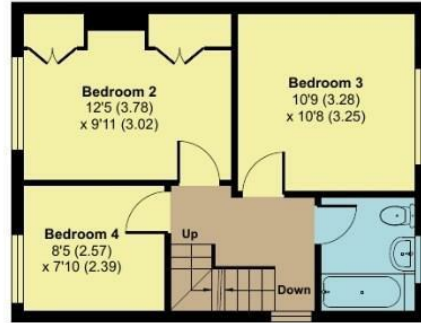
Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
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Standen Avenue, Hornchurch, RM12

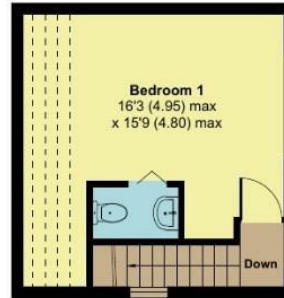
Approximate Area = 1413 sq ft / 131.2 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 172 sq ft / 15.9 sq m
 Outbuilding = 105 sq ft / 9.7 sq m
 Total = 1736 sq ft / 161 sq m

For identification only - Not to scale

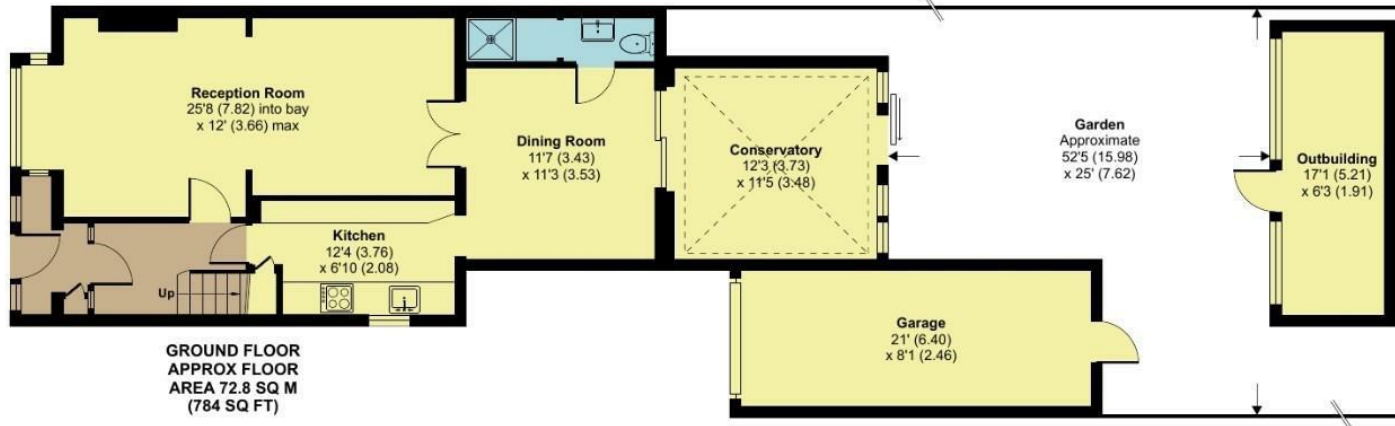
Denotes restricted head height



FIRST FLOOR
 APPROX FLOOR
 AREA 38.9 SQ M
 (419 SQ FT)



SECOND FLOOR
 APPROX FLOOR
 AREA 23.7 SQ M
 (256 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 72.8 SQ M
 (784 SQ FT)



Certified
 Property
 Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1088392

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			
		63	80
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Frontage

Blocked paved driveway with off road parking for two vehicles, shared driveway giving access to garage

Porch

UPVC double glazed door and windows to front

Entrance Hallway

Glass paneled wooden door to front, plastered painted walls, laminate flooring, radiator

Reception Room

25'8" into bay x 12'0" max
Aluminum framed double glazed window to front, plastered painted walls, laminate flooring, x 2 radiators, double wooden doors leading to the dining room

Kitchen

12'4" x 6'10"
Aluminum framed double glazed window to side, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, hob and cooker hood, space and plumbing for washing machine and dishwasher, tiled walls, tiled flooring

Dining Room

11'3" x 11'7"
Double glazed patio doors to rear (leading to conservatory), plastered painted walls, laminate flooring, radiator

Shower Room

Shower room comprising of: low level w/c, hand wash basin, tiled shower enclosure with wall mounted shower and hose, plastered painted walls, laminate flooring

Conservatory

12'3" x 11'5"
Patio doors and windows to rear, plastered painted walls, laminate flooring, radiator

Stairs and Landing

Aluminum framed double glazed window to side, plastered painted walls, fitted carpet

Bedroom Two

12'5" x 9'11"
Aluminum framed double glazed window to front, plastered painted walls, fitted wardrobes, fitted carpet, radiator

Bedroom Three

10'9" x 10'8"
Aluminum framed double glazed window to rear, plastered painted walls, fitted carpet, radiator

Bedroom Four

8'5" x 7'10"
Aluminum framed 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, vanity sink unit, panel bath with wall mounted shower and shower hose, shower screen, tiled walls, vinyl flooring

Stairs and Landing

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

Bedroom One

16'3" max x 15'9" max
UPVC double glazed window to rear, plastered painted walls, fitted carpet, radiator

W/C

Low level w/c, hand wash basin, plastered painted walls, fitted carpet

Garden

52'5" x 25'
Patio area leading from the rear of the house, lawn bordered by wood paneled fencing


Outbuilding

17'1" x 6'3"
Door and windows to front, outbuilding with pergola

Garage

21' x 8'1"
Up and over door to front, door to rear, UPVC double glazed window to side

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(69-80) C	63	
(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.









