



HUNTERS

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47 Copthorne Gardens, Hornchurch, RM11 3DL

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Offers In Excess Of £475,000

Hunters Hornchurch are delighted to offer for sale this four bedroom property set over three floors at the far end of a popular cul-de-sac. It is unoverlooked to the front with green belt, and fields to the side. To the ground floor the property comprises of: entrance hallway, fitted kitchen and dining room, to the first floor is the reception room, bedroom and the family bathroom. To the second floor are three further bedrooms, and access to a partially boarded loft.

Externally to the front the property has off road parking on its own driveway, and lawn with side access on land belonging to the property. There is also additional parking on the road. To the rear is a well stocked garden with patio area, lawn and shed. The garden is bordered by wood panelled fencing.

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 0.8 miles.

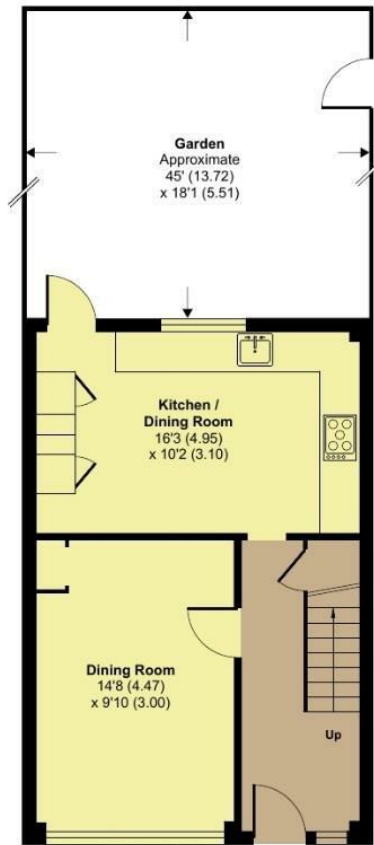
Harold Wood Station and Gidea Park station on the Elizabeth line are 1.2 miles Upminster Bridge Station is 1.2 miles.

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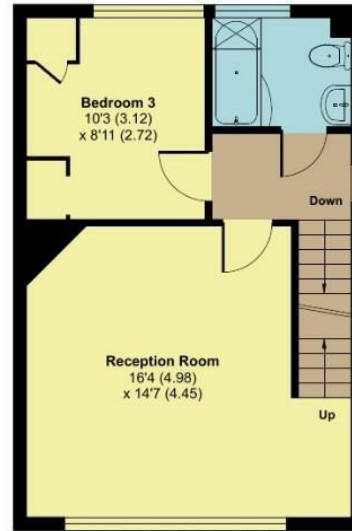
Copthorne Gardens, Hornchurch, RM11

Approximate Area = 1200 sq ft / 111.4 sq m

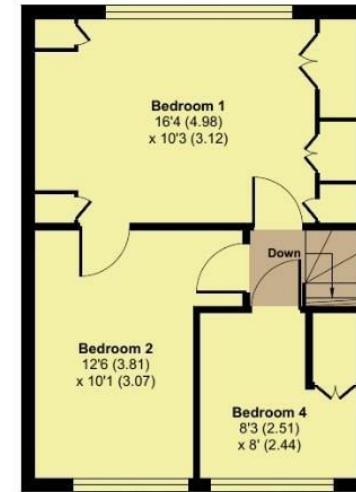
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 38.1 SQ M
(411 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 38.1 SQ M
(411 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 35.1 SQ M
(378 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1097674

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			
		53	73
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

Paved driveway with off road parking for two vehicles, lawn, side access to rear garden.

Entrance Hallway

UPVC double glazed door and window to front, plastered painted walls, laminate flooring, under stairs cupboard, radiator

Kitchen

16'3" x 10'2"
UPVC double glazed window and door to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, space for range cooker, cooker hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, plastered painted walls, tiled splashback, laminate flooring

Dining Room

14'8" x 9'10"
UPVC double glazed window to front, plastered papered wall, fitted carpet, radiator

Stairs and Landing

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

Reception Room

16'4" x 14'7"
UPVC double glazed window to front, plastered papered walls, electric fire with fire surround and hearth, fitted carpet, radiator

Bedroom Three

10'3" x 8'11"
UPVC double glazed window to rear, plastered painted walls, fitted cupboards, fitted carpet, radiator

Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, vanity sink unit, bath with

glass shower screen, wall mounted shower unit, tiled walls, tiled flooring

Stairs and Landing

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

Bedroom One

16'4" x 10'3"
UPVC double glazed window to rear, plastered painted walls, fitted wardrobes, fitted carpet, radiator

Bedroom Two

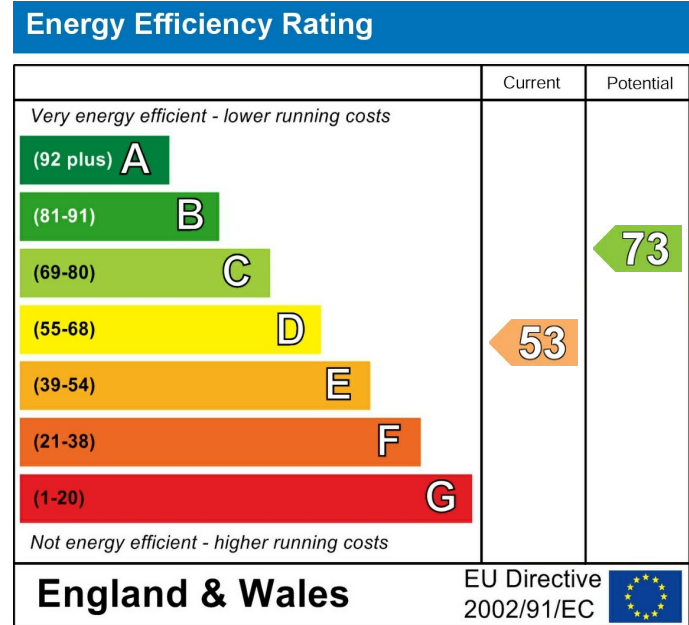
12'6" x 10'1"
UPVC double glazed window to front, plastered painted walls, cupboard, fitted carpet, radiator

Bedroom Four

8'3" x 8'0"
UPVC double glazed window to front, plastered papered walls, cupboard, fitted carpet, radiator

Garden

45'0" x 18'1"
Rear garden with patio area leading from the kitchen, shed, lawn bordered by wood panelled fencing. Side access leading to the front.



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.



