



Yale

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7 Rook Close, Hornchurch, RM12 5QH

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Asking Price £360,000

Hunters Hornchurch are delighted to offer for sale this mid terrace property situated in Hornchurch.

The property comprises of: entrance hallway, reception room, dining kitchen, three bedrooms and family bathroom. Externally the property has gardens to front and rear.

The property is close to local shops and amenities.

St Alban's Catholic Primary School, The R J Mitchell Primary School, Elm Park Primary School and Scott's Primary School are all within 1 mile of the property.

Elm Park Station (District Line) is 0.7 miles

Hornchurch Station (District Line) is 1.3 mile

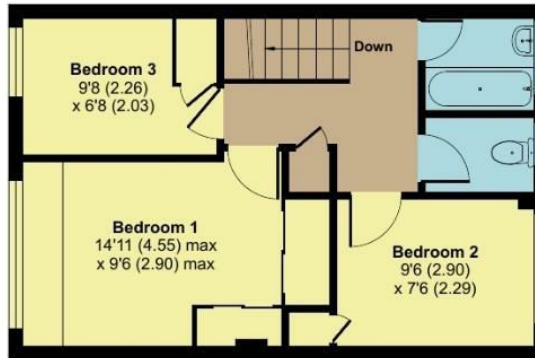
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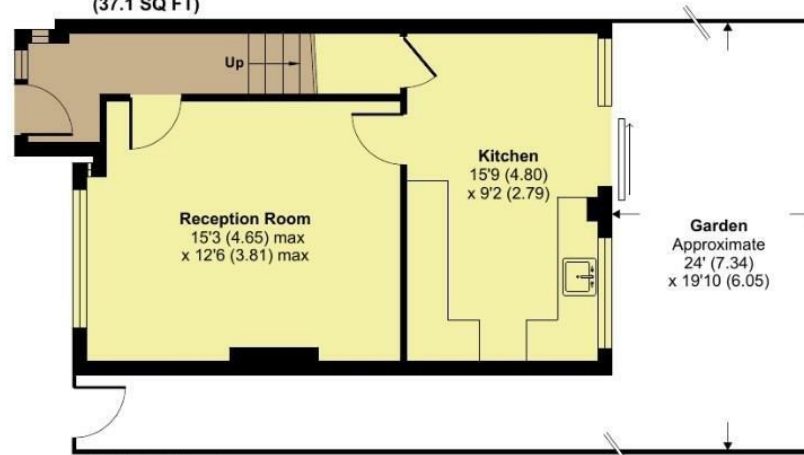
Rook Close, Hornchurch, RM12

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 400 SQ M
(37.1 SQ FT)

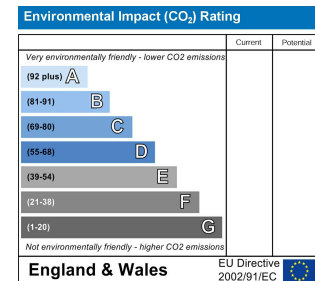
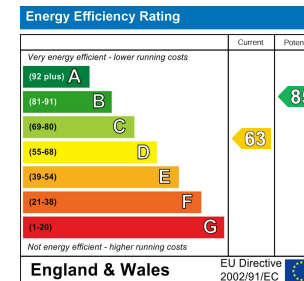


GROUND FLOOR
APPROX FLOOR
AREA 414 SQ M
(38.4 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1134922



Frontage

Front lawn with pathway leading to property

Entrance Hallway

UPVC double glazed door and windows to front, plastered papered walls, fitted carpet, radiator

Reception Road

15'3" x 12'6"

UPVC double glazed window to front, plastered papered walls, feature fireplace with surround and hearth, fitted carpet, radiator

Kitchen

15'9" x 9'2"

UPVC double glazed window to rear from the kitchen, Aluminium framed double glazed door to rear from the dining area, fitted kitchen with a mix of eye level and base units, roll worktops, stainless steel sink and drainer, plastered papered walls with tiled splashback, radiator

Bedroom One

14'11" max x 9'6" max

UPVC double glazed window to front, plastered papered walls, fitted cupboard, fitted carpet, radiator

Bedroom Two

9'6" x 7'6"

UPVC double glazed window to rear, papered painted walls, fitted cupboard, fitted carpet, radiator

Bedroom Three

7'4" x 6'8"

UPVC double glazed window to front, plastered papered walls, fitted cupboard, fitted carpet, radiator

W/C

UPVC double glazed window to rear, plastered papered walls, vinyl flooring, low level w/c

Bathroom

UPVC double glazed window to rear, panel bath,

pedestal hand wash basin, tiled walls, vinyl flooring, radiator

Garden

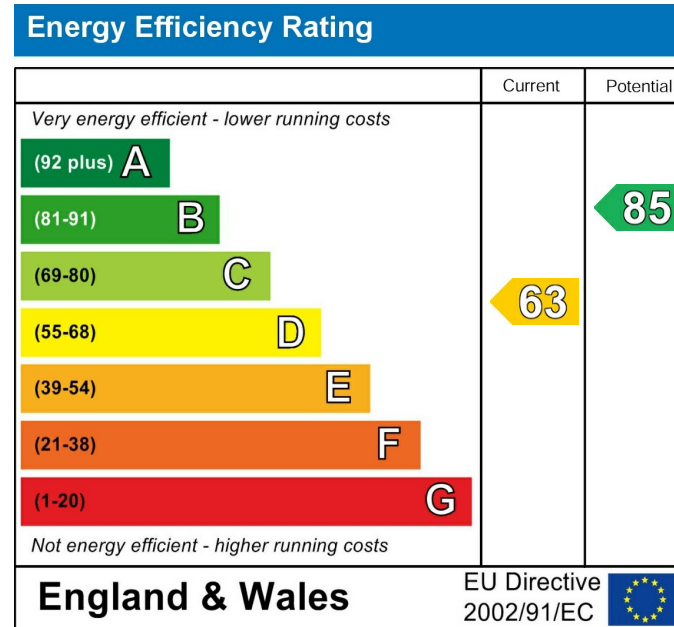
24'0" x 19'10"

Patio area with lawn and a mix of plants and shrubs bordered by wood panelled fencing and brick wall.

Garage

The property has a garage which is located in a separate en-block around 100 yards from the front door.

Up and over door to 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.









