



HUNTERS[®]
HERE TO GET *you* THERE

19 Hyland Close, Hornchurch, RM11 1DX

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Guide Price £575,000

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Hunters Hornchurch are delighted to offer for sale this well presented and spacious semi detached bungalow situated in Hornchurch. The property comprises of: entrance hallway, through lounge / dining room, two double bedrooms, family bathroom, fitted kitchen, sun room and conservatory. There is also a garage to the side of the property. Externally to the front is a block paved driveway with off road parking for two vehicles. To the rear is a well stocked mature garden measuring around 98 feet in length with lawn, patio area and workshop to rear.

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.

Emerson Park Station 0.5 miles, Hornchurch Station is 1.1 miles, Gidea Park Station is 1.1 miles

NO ONWARD CHAIN

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Hyland Close, Hornchurch, RM11



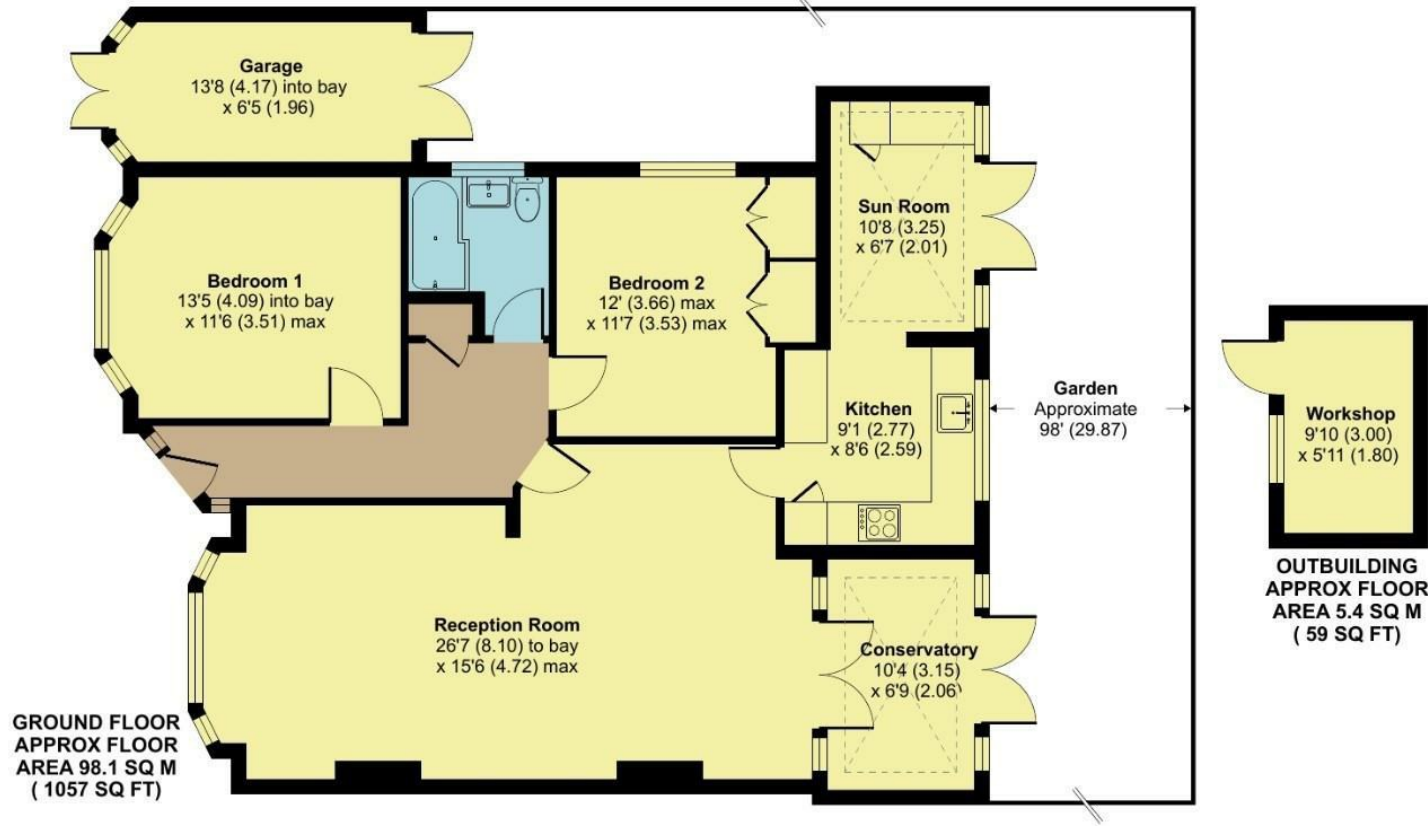
Approximate Area = 1057 sq ft / 98.1 sq m

Garage = 88 sq ft / 8.1 sq m

Outbuilding = 59 sq ft / 5.4 sq m

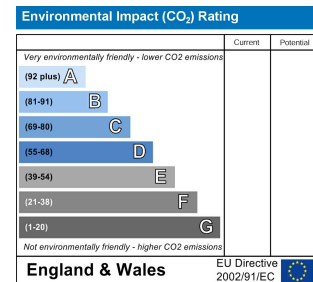
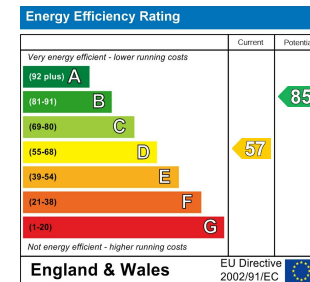
Total = 1204 sq ft / 111.6 sq m

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). © nlcocom 2024. Produced for Hunters Property Group. REF: 1150652



Frontage

Block paved driveway with off road parking for 2 vehicles, low level wall to front, mix of trees and shrubs to side

Entrance Hallway

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

Reception Room

26'7" into bay x 15'6" max
UPVC double glazed bay window to front, UPVC double glazed double doors to rear (leading to conservatory), plastered papered walls, fitted carpet, feature gas fireplace to lounge area with fire surround and hearth, 2 x radiators

Kitchen

9'1" x 8'6"
UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, inset sink and drainer, roll worktops, integrated oven gas hob and extractor fan, integrated fridge freezer, plastered painted walls, tiled splashback, engineered wood flooring

Bathroom

UPVC double glazed window to side, bath suite comprising of: low level w/c, vanity sink unit, bath with glass shower screen, wall mounted shower and shower hose, tiled walls, tiled flooring, wall mounted heated towel rail

Sun Room

10'8" x 6'7"
UPVC double glazed double doors to rear, plastered painted wall, engineered wood flooring, mix of eye level and base units, radiator

Conservatory

10'4" x 6'9"
UPVC double glazed double doors and windows to rear, plastered painted walls, tiled flooring

Bedroom One

13'5" into bay x 11'6" max
UPVC bay window to front, plastered papered walls, fitted carpets, radiator

Bedroom Two

12'0" max x 11'7" max
UPVC double glazed window to side, plastered papered walls, fitted carpet, fitted cupboards, radiator

Garage

13'8" into bay x 6'5"
Double wooden doors to front


Workshop

9'10" m x 5'11"
Wooden cabin with door and window to front

Garden

97'11" x 35'6"
Mature well stocked garden with patio area leading from the rear of the property, lawn bordered by wood panelled fencing and a mix of trees and shrubs, rear patio with workshop

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(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.





