

HUNTERS

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

97 Douglas Road, Hornchurch, RM11 1AW

97 Douglas Road, Hornchurch, RM11 1AW

Guide Price £450,000

Hunters Hornchurch are delighted to offer for sale this end of terrace property situated in Hornchurch. The property comprises of: lounge, dining room, bathroom, fitted kitchen, cloakroom and three bedrooms.

Situated close to both Hornchurch and Romford Town Centres, both offering quality shopping, restaurants and events during the year. As a shopping destinations, both Romford and Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

Romford Station is 0.5 miles

Gidea Park Station is 1.1 miles

**\*\*NO ONWARD CHAIN\*\***

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

hornchurch@hunters.com | www.hunters.com

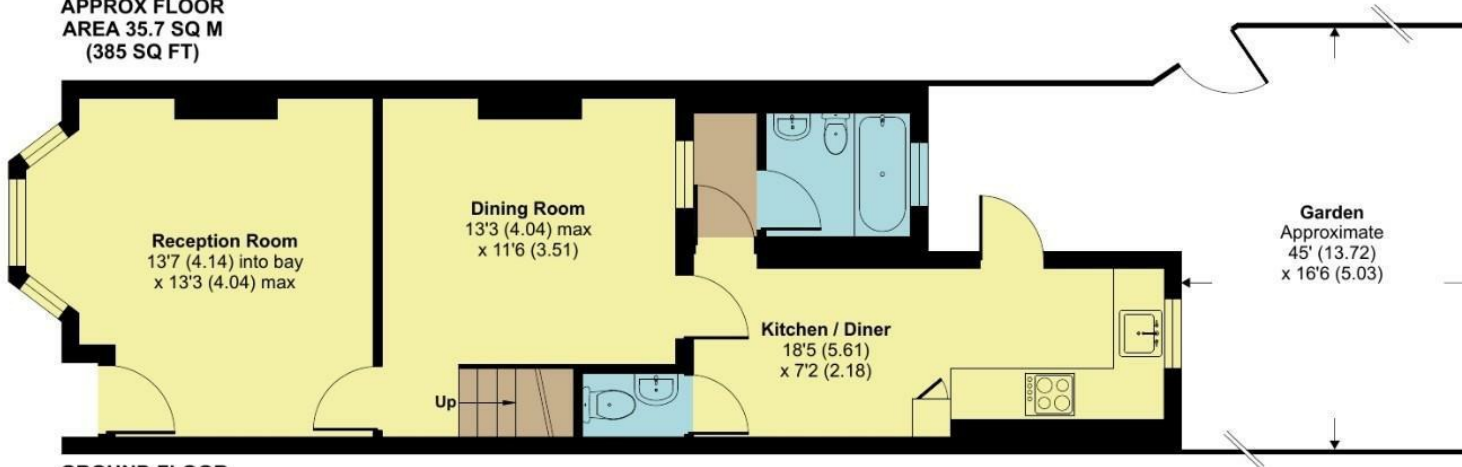
# Douglas Road, Hornchurch, RM11

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



**FIRST FLOOR**  
APPROX FLOOR  
AREA 35.7 SQ M  
(385 SQ FT)

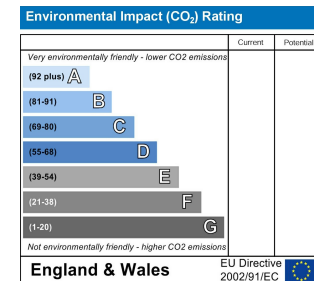
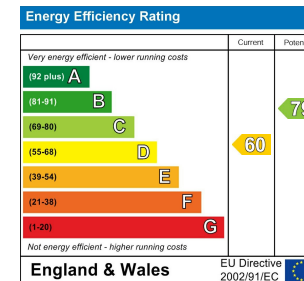


**GROUND FLOOR**  
APPROX FLOOR  
AREA 46.6 SQ M  
(502 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1025654



### Frontage

Low level wall borders the front garden. There is on street resident permit parking.

### Reception Room

13'7" into bay x 13'3" max  
UPVC double glazed door to front, UPVC double glazed bay window to front, laminate flooring, plastered painted walls, feature radiator

### Dining Room

13'3" max x 11'6"  
UPVC double glazed window to rear, laminate flooring, plastered painted walls, feature radiator

### Kitchen / Diner

18'5" x 7'2"  
UPVC double glazed door to side, UPVC double glazed window to rear, tiled flooring, plastered painted walls, tiled splashback, fitted kitchen with a mix of eye level and base units, Granite worktops, stainless steel sink and drainer, integrated oven, hob and extractor fan, integrated fridge freezer, feature radiator

### Cloakroom

Door leading from kitchen, low level w/c, hand wash basin, tiled flooring, tiled walls

### Bathroom

UPVC double glazed window to rear, bath suite comprising of: low level w/c, vanity sink unit, bath with wall mounted raindrop shower over, tiled flooring, tiled walls

### Stairs and Landing

Stairs leading from the living room to the first floor, fitted carpet, plastered painted walls

### Bedroom One

13'3" x 11'6"  
2 x UPVC double glazed windows to front, fitted carpet, plastered painted walls, 2 x feature radiators

### Bedroom Two

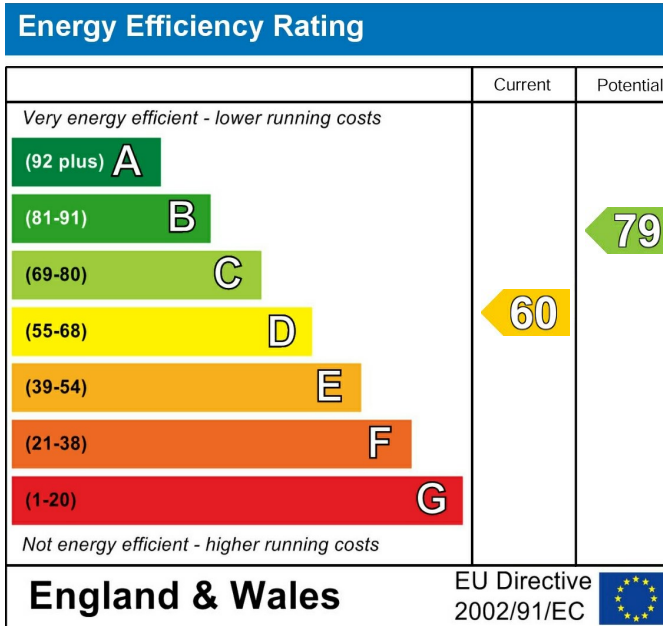
11'7" x 8'3"  
UPVC double glazed window to rear, fitted carpet, plastered painted walls, feature radiators

### Bedroom Three

9'8" x 7'2"  
UPVC double glazed window to front, fitted carpet, plastered painted walls, feature radiators

### Garden

45'0" x 16'6"  
Rear garden, wood panelled fencing to the left hand side and rear. The garden needs attention.



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.













HUNTERS