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18 Wayside Avenue, Hornchurch, RM12 4LL

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Guide Price £475,000

Hunters Hornchurch are delighted to offer for sale this semi detached house situated on a sought after road in Hornchurch. The property comprises of: entrance hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and a shower room. Externally to the front is a paved driveway with off road parking. To the rear is a well stocked garden with a patio area, lawn bordered by wood panelled fencing and a mix of trees and shrubs.

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) Langtons junior and infants school (Ofsted: Good) and Sacred Heart of Mary Girls' School (Ofsted: Outstanding)

Hornchurch Station is 0.3 miles. Upminster Bridge Station is 0.9 miles

The property is in need of modernising.

NO ONWARD CHAIN

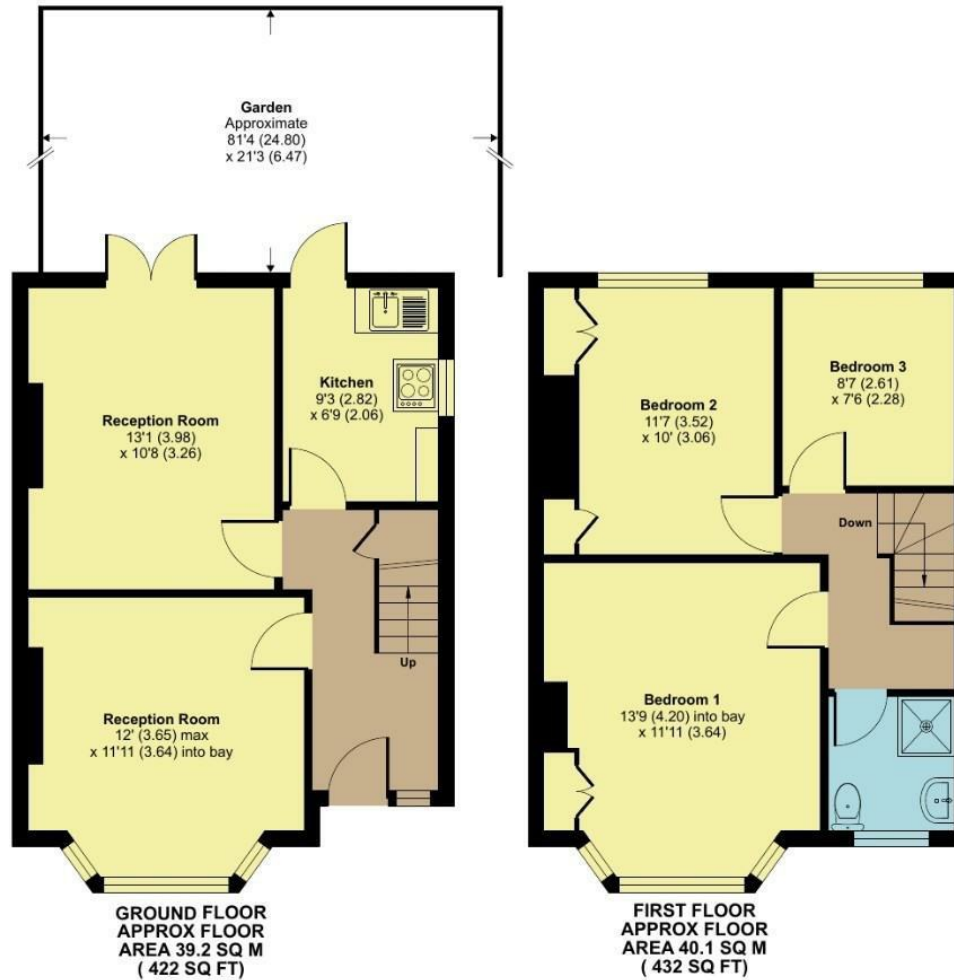
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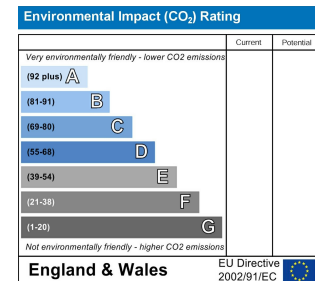
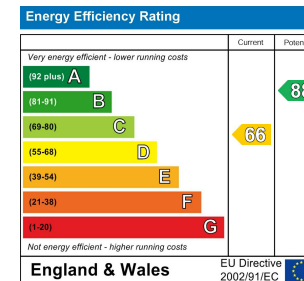
Wayside Avenue, Hornchurch, RM12

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



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: 1174027



Frontage

Paved front garden with off road parking

Entrance Hallway

UPVC double glazed front door, plastered papered walls, fitted carpet, under stairs cupboard

Reception Room

12'0" max x 11'11" into bay
UPVC double glazed bay window to front, plastered papered walls, floorboards, radiator

Dining Room

13'1" x 10'8"
UPVC double glazed double doors and windows to rear, plastered papered walls, fitted carpet, gas fire, radiator

Kitchen

UPVC double glazed door and window to rear, fitted kitchen with base and wall units, space for cooker, wall mounted boiler, part papered walls, part tiled walls, vinyl flooring

Stairs and Landing

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

Bedroom One

13'9" into bay x 11'11"
UPVC double glazed windows to front, plastered papered walls, fitted carpet, fitted cupboard, radiator

Bedroom Two

11'6" x 10'0"
UPVC double glazed windows to rear, plastered papered walls, fitted carpet, fitted cupboard, radiator

Bedroom Three

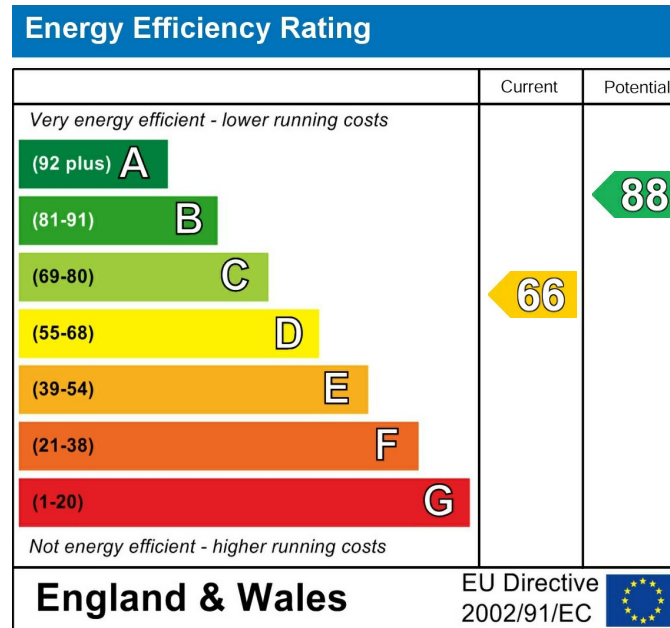
8'6" x 7'6"
UPVC double glazed windows to rear, plastered papered walls, fitted carpet, fitted cupboard, radiator

Shower Room

UPVC double glazed window to rear, low level w/c, wall mounted sink, walk in shower with wall mounted shower and shower hose, tiled walls, vinyl flooring

Garden

81'4" x 21'3"
Patio area leading from the back of the house, lawn bordered by wood panelled fencing and a mix of trees and shrubs



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.

