



Hacton Drive, Hornchurch, RM12 6DP

SEMI DETACHED HOUSE | THROUGH LOUNGE / DINING ROOM | FULLY FITTED CONTEMPORARY KITCHEN
| MODERN FAMILY BATHROOM

GROUND FLOOR CLOAKROOM | THREE BEDROOMS | OFF ROAD PARKING | EPC D

Asking Price: £490,000

HUNTERS®
HERE TO GET *you* THERE

Hacton Drive, Hornchurch, RM12 6DP

Hunters, Hornchurch are pleased to offer this well presented three bedroom semi detached house situated in Hornchurch.

To the ground floor the property benefits from; entrance hallway, through lounge, fully fitted kitchen with built in electric oven, gas hob and extractor hood, separate WC

To the first floor you will find three bedroom and a family bathroom comprising of low level WC, pedestal hand wash basin, traditional roll top slipper bath tub, enclosed corner shower cubicle with raindrop shower.

Externally to the front of the property there is off road parking for 2 cars. to the rear of the property is a patio garden bordered with 6ft panelled fencing and a detached wooden garage, and shed.

Planning permission has been granted for a rear extension, rear elevation and loft conversion. Plans available upon request.

LOCATION

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.

Hornchurch Station on the District Line is 0.4 miles away.

ENTRANCE HALL

Solid wood front door leading to hallway, UPVC double glazed window to side, parquet flooring, plastered walls, radiator, stairs leading to first floor

CLOAKROOM

UPVC double glazed window to side, low level W/C, hand wash basin, tiled floor, painted walls, tiled splash back, radiator

RECEPTION ROOM

8.08m (26' 6") x 4.11m (13' 6")

UPVC double glazed window to front, laminate flooring, painted walls, radiator



DINING ROOM

UPVC double glazed double doors leading to patio, laminate flooring, painted walls, radiator double wood panelled doors leading to the kitchen



KITCHEN

2.69m (8' 10") x 2.44m (8' 0")

UPVC double glazed window to the rear, mix of eye level and base units, roll work tops, stainless steel sink and drainer, built in electric oven, gas hob and extractor fan, built in fridge freezer, space / plumbing for washing machine and dishwasher, laminate flooring, painted walls with tiled splash back. The kitchen has been recently fitted.



LANDING

UPVC double glazed window to the side, carpeted stairs, parquet flooring, loft access

BEDROOM ONE

4.01m (13' 2") x 3.66m (12' 0")

UPVC double glazed window to front, fitted carpet, painted walls, radiator



BEDROOM TWO

3.78m (12' 5") x 3.35m (11' 0")

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



BEDROOM THREE

2.64m (8' 8") x 2.29m (7' 6")

UPVC double glazed window to front, fitted carpet, painted walls, radiator



BATHROOM

2 x UPVC double glazed windows to the rear, four piece bathroom comprising of: low level W/C, pedestal hand wash basin, traditional roll top slipper bath tub, enclosed corner shower cubicle with raindrop shower, plastic floor tiles, painted walls, tiled splash back and tiled shower enclosure



GARDEN

30.99m (101' 8") x 7.95m (26' 1")

100 ft rear garden bordered by wood panelled fencing and shrubs, wooden garage and shed, patio area and lawn

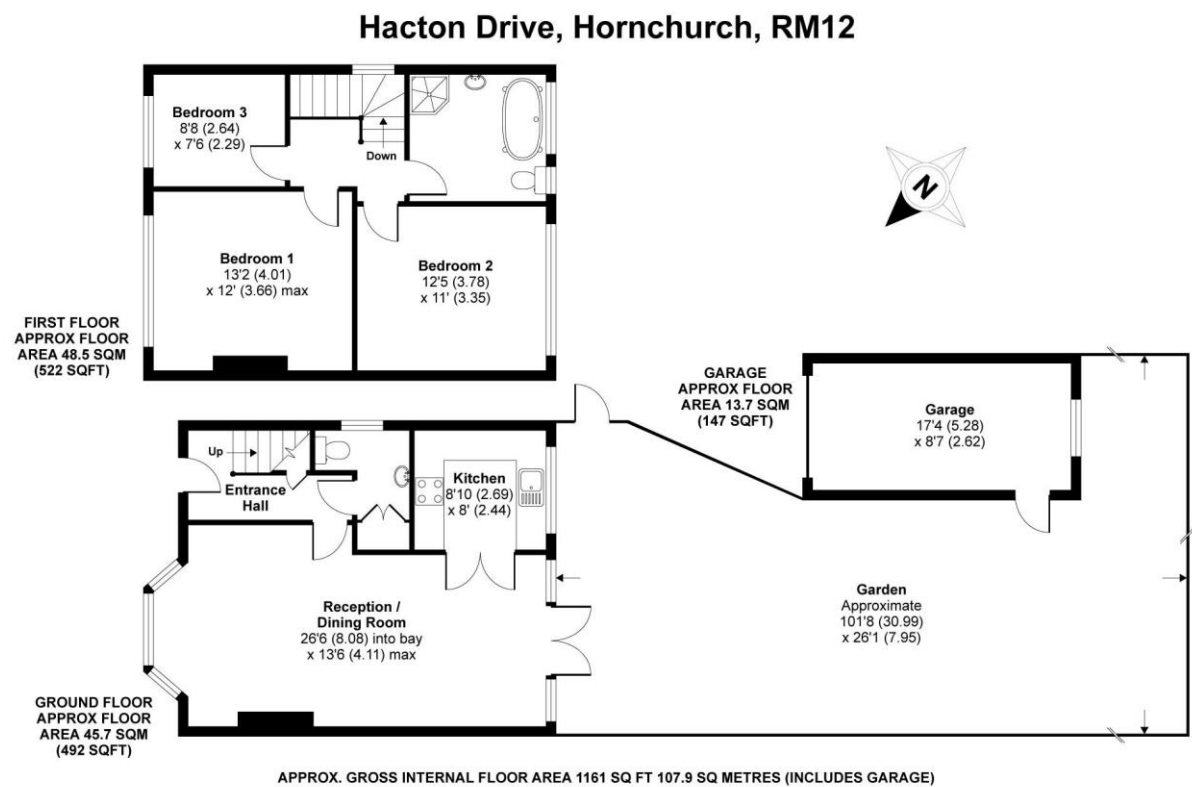


OPENING HOURS

Monday – 8.30 – 6pm
Tuesday – 8.30 – 6pm
Wednesday – 8.30 – 6pm
Thursday – 8.30 – 6pm
Friday – 8.30 – 6pm
Saturday – 9.30 – 4pm
Sunday - Closed

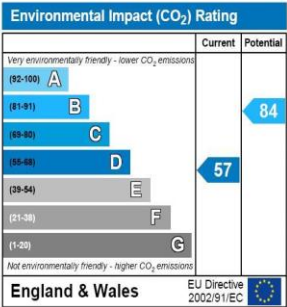
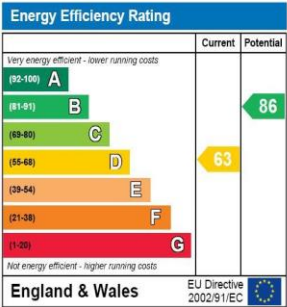
THINKING OF SELLING?

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Hunters REF : 369582



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 39 Station Lane, Hornchurch, RM12 6JL | 01708 676 120
hornchurch@hunters.com | www.hunters.com

VAT Reg. No 234 3829 07 | Registered No: 08176403 | Registered Office: 39 Station Lane, Hornchurch, Essex, RM12 6JL
A Hunters Franchise owned and operated under licence by Aston Estates (UK) Ltd

DISCLAIMER

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.

