



Westland Avenue, Hornchurch, RM11 3RX

- Vacant with No Onward Chain
 - Detached Bungalow
 - Two/Three Bedrooms
 - Detached Garage
 - Backs onto St Andrews Park
- Scope to Extend and Convert Loft STPP
- 10 Minute Walk to Upminster Bridge Station (source: google maps)

Offers in Region of £600,000

Westland Avenue

Hornchurch, RM11 3RX



Porch

Double glazed double doors, double glazed windows, wall light, carpet.

Entrance Hall

Entrance door, windows, oriel window. Radiator, cupboard, picture rail, carpet.

Reception Room

15' x 11'5 (4.57m x 3.48m)

Double glazed window to front aspect, double glazed windows and patio doors to rear garden. Coving, picture rail, radiator, gas fire with surround, carpet.

Kitchen

12'2 x 6'1 max sizes (3.71m x 1.85m max sizes)

Double glazed window, double glazed door to conservatory. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, larder style cupboard, tiled walls, floor mounted boiler, tiled floor.

Conservatory

11'5 x 5' (3.48m x 1.52m)

Double glazed windows to three aspects, double glazed door to rear garden.

Bedroom One

14'2 x 12'6 max sizes (4.32m x 3.81m max sizes)

Double glazed bay window to one aspect, ornate window to a second aspect. Range of built in wardrobes, radiator, carpet.

Bedroom Two/Reception

11'9 x 11'6 max sizes (3.58m x 3.51m max sizes)

Double glazed window. Coving, radiator, picture rail, fire with surround, carpet.

Bedroom Three

9'5 x 9'5 max sizes (2.87m x 2.87m max sizes)

Two double glazed windows. Picture rail, radiator, carpet.

Shower Room

7'4 x 5' max sizes (2.24m x 1.52m max sizes)

Double glazed window. Smooth ceiling, access to loft space, large shower cubicle, wash basin with cupboard beneath, heated towel rail, vinyl flooring.

Separate WC

Double glazed window. Low level WC, tiled walls, vinyl flooring.

Rear Garden - North East Facing

60' approx. (18.29m approx)

Crazy paved seating area to the direct rear of the property with the remainder mainly laid to lawn, mature shrubs, pedestrian side gate.

Parking

Shared driveway to side leading to detached garage.

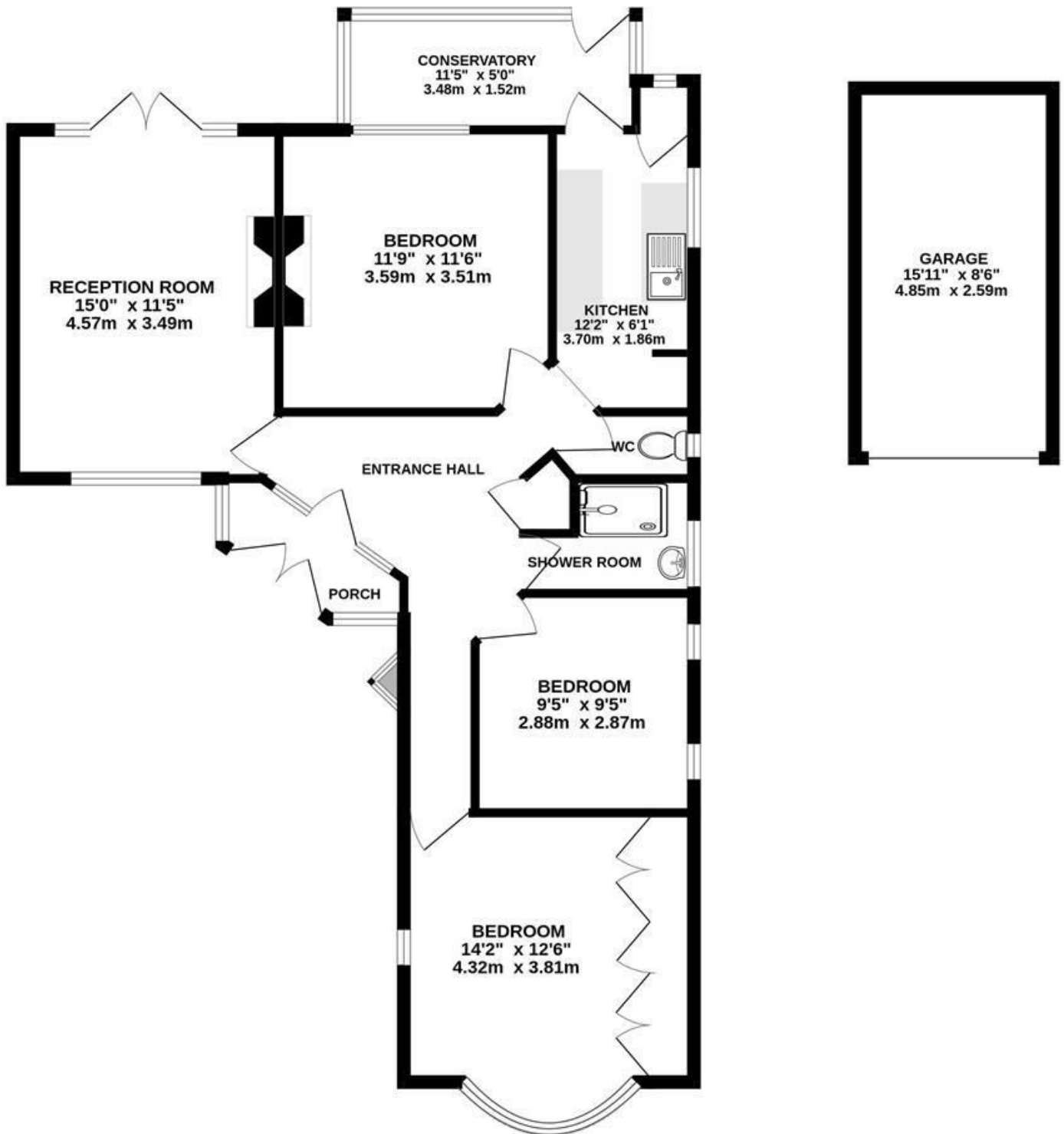
Scope for own off road parking in front of the property STPP and installation of dropped kerb.

Detached Garage

15'11 x 8'6 approx. (4.85m x 2.59m approx)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: E
Tenure: Freehold

