



## Vicarage Road

Hornchurch, RM12 4AS

Ideally located for both Hornchurch and Romford is this most impressive three bedroom semi detached home, the accommodation includes entrance hall, lounge, separate dining room, ground floor WC, open plan kitchen/breakfast room, three bedrooms and a four piece bathroom. Externally there is a parking to the front, a shared driveway and garage to the side and a 130ft rear garden.

**£525,000**

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## Entrance Hall

Entrance door, covered ceiling, laminate flooring, radiator, stairs to first floor, under stairs cupboard.

## Reception Room

14'1 x 9'11 (4.29m x 3.02m)  
Double glazed bay window to the front, covered ceiling, carpet, radiator, feature fire surround.

## Reception Room

16'3 x 12'4 (4.95m x 3.76m)  
Double glazed window to side, covered ceiling, laminate flooring, radiator, feature fire surround.

## Ground Floor WC

Low level WC, wash hand basin, laminate flooring, electric heater.

## Kitchen/Breakfast Room

15'4 x 12'2 (4.67m x 3.71m)  
Double glazed window and french doors to rear, tiled flooring, wall ans base units, butler sink, integrated dishwasher, plumbing for washing machine, gas cooker point, extractor, boiler.

## Landing

Double glazed window to side, loft access with ladder, covered ceiling, carpet.

## Bedroom One

14'5 x 10'1 (4.39m x 3.07m)  
Double glazed bay window to the front, laminate flooring, radiator, fitted wardrobes.

## Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)  
Double glazed window to rear, laminate flooring, radiator, cupboard.

## Bedroom Three

6'11 x 5'10 (2.11m x 1.78m)  
Double glazed window to rear, laminate flooring, radiator, fitted wardrobe.

## Bathroom

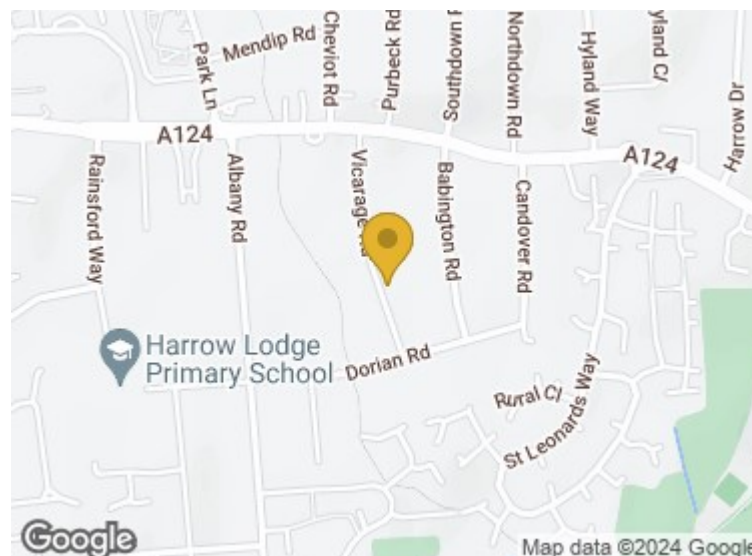
Frosted double glazed window to rear, high flush WC, roll top bath, shower cubicle, pedestal wash hand basin, tiled flooring, part tiled walls, electric heater.

## Garden

130' (39.62m)  
Side pedestrian access, patio area, mainly laid to lawn, shed, outside tap and light.

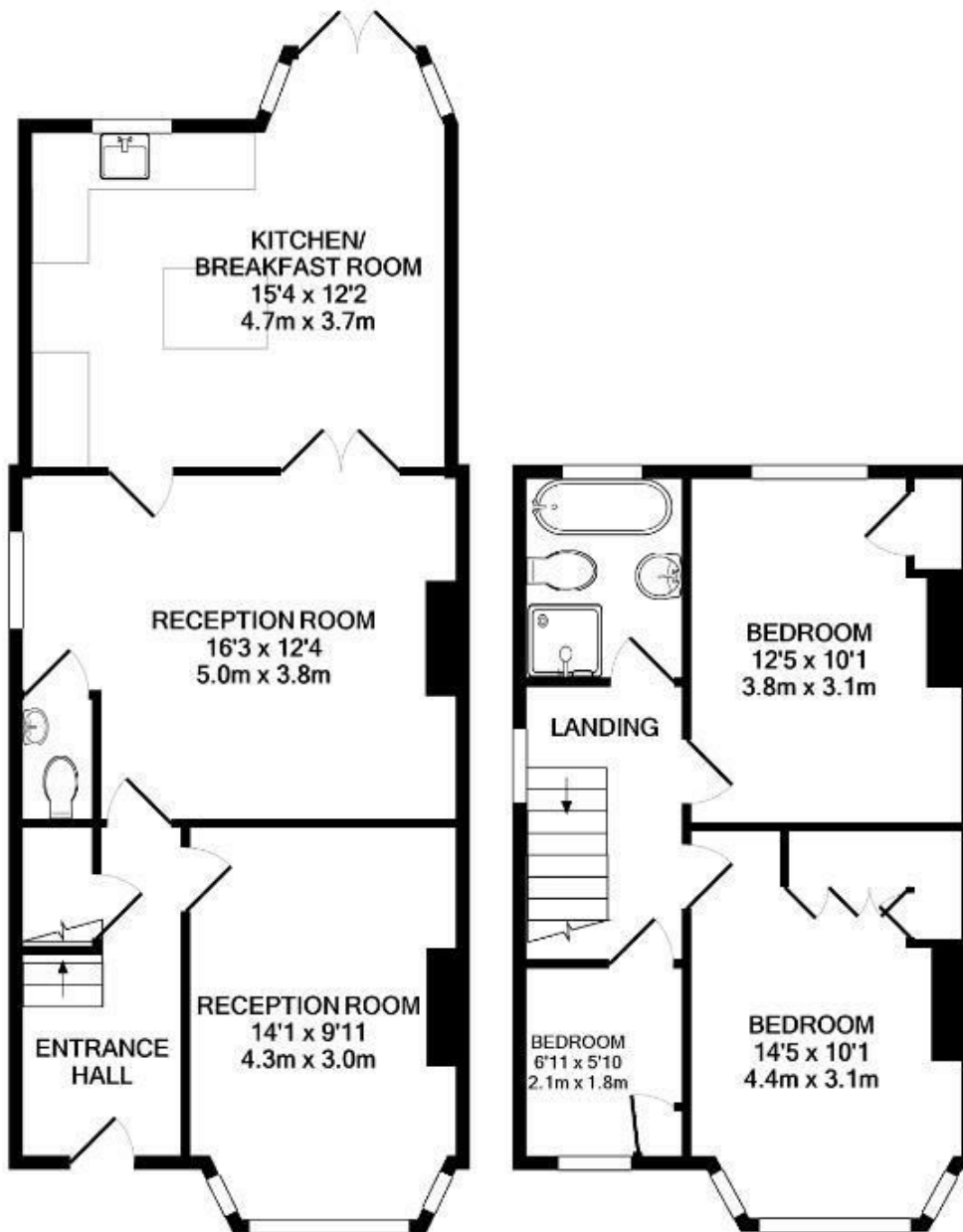
## Parking/Garage

Parking to front, shared driveway to side leading to detached garage (19'5 x 8'3) with power and light.









GROUND FLOOR  
APPROX. FLOOR  
AREA 578 SQ.FT.  
(53.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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