



Edison Avenue, Hornchurch, RM12 4DX

- Guide Price *£450,000 - £475,000*
- Semi Detached
- Three Bedrooms
- 26' Living/ Dining Room
 - 70' Garden
- Driveway For Two Cars
- Scope to Convert Loft and Extend to Rear STPP
 - 0.9 Miles To Romford Station

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Edison Avenue

Hornchurch, RM12 4DX



Entrance Porch

6'5 x 1'6 (1.96m x 0.46m)

Double glazed frosted door to front, entrance door.

Entrance Hall

9'6 x 6'4 (2.90m x 1.93m)

Entrance door, laminate flooring, stairs to first floor, radiator.

Living/ Dining Room

26' x 12'5 (7.92m x 3.78m)

Double glazed bay window to front, laminate flooring, French doors to garden room, radiator.

Kitchen

12'8 x 7'4 (3.86m x 2.24m)

Double glazed door to garden room, single drainer sink, wall and base units, laminate flooring.

Garden Room (Glass Construction)

16'3 x 8'7 (4.95m x 2.62m)

Laminate flooring, single glazed door to garden, door to lean to.

Landing,

7'5 x 7'2 (2.26m x 2.18m)

Single glazed window to side, loft access, carpet.

Bathroom

7'4 x 7'3 (2.24m x 2.21m)

Tiled walls and floor, wash hand basin, low level WC, panelled bath with shower attachment, frosted double glazed window to rear, radiator.

Bedroom One

13'9 x 12'1 (4.19m x 3.68m)

Double glazed bay window to front, built in wardrobes, radiator, carpet.

Bedroom Two

12'2 x 11'2 (3.71m x 3.40m)

Double glazed window to rear, built in wardrobe, carpet, radiator, boiler in storage cupboard.

Bedroom Three

8'3 x 6'4 (2.51m x 1.93m)

Double glazed window to front, radiator, radiator.

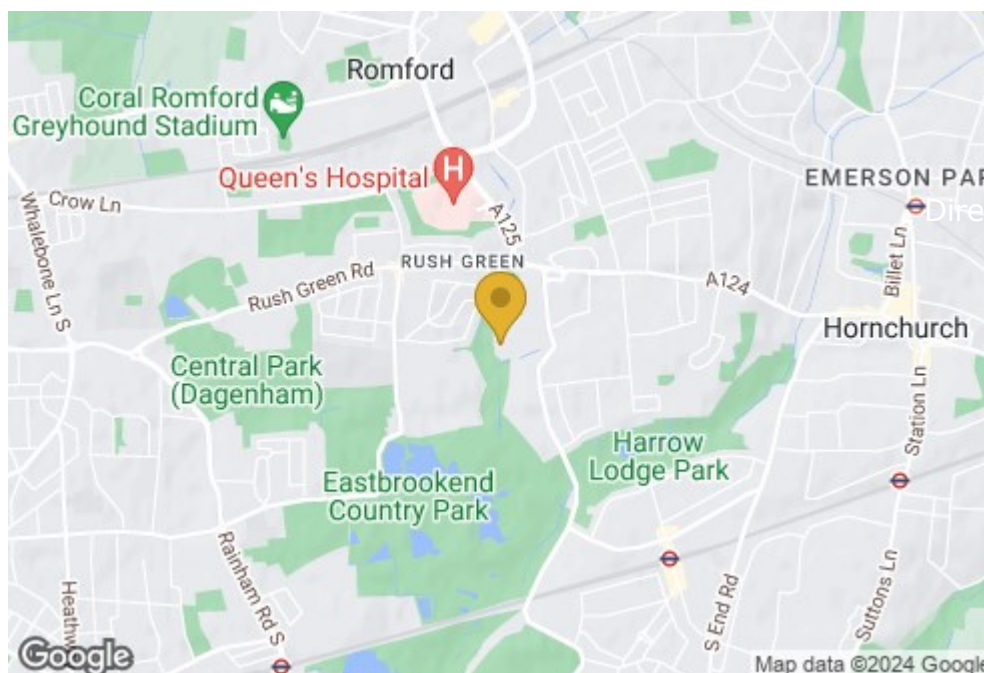
Garden

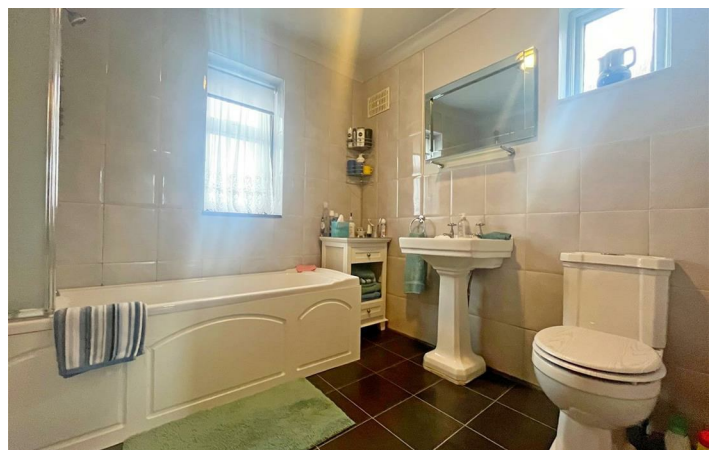
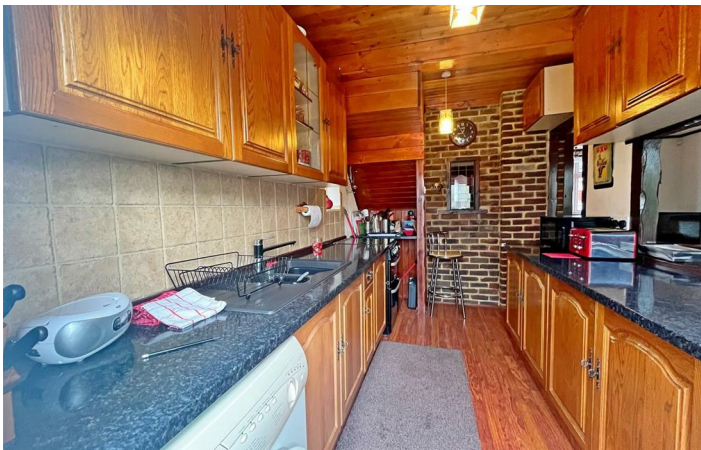
70' (21.34m)

Patio area, Laid to lawn, pond, greenhouse, shed, side access, private door into Grenfell park.

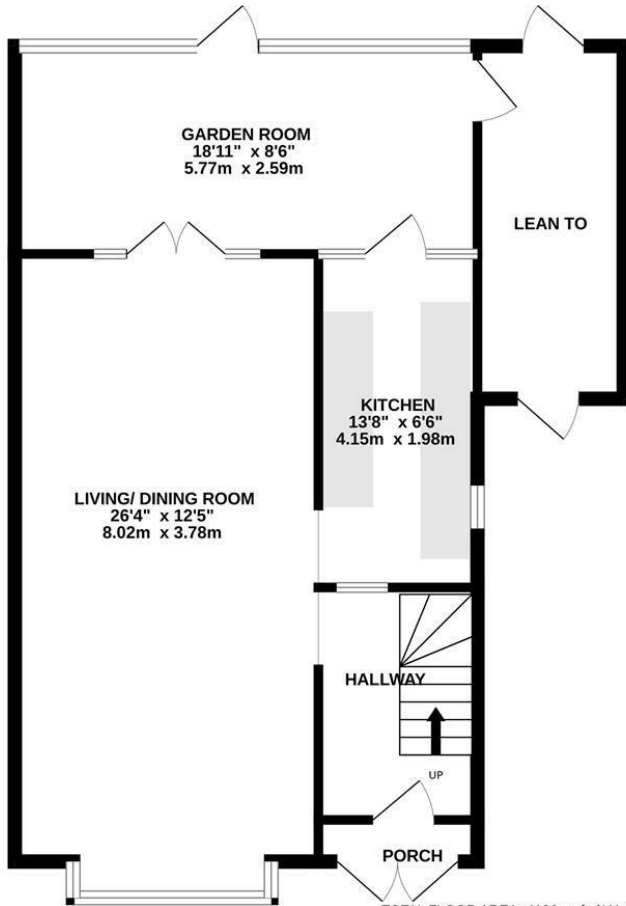
Parking

Paved driveway for two cars.

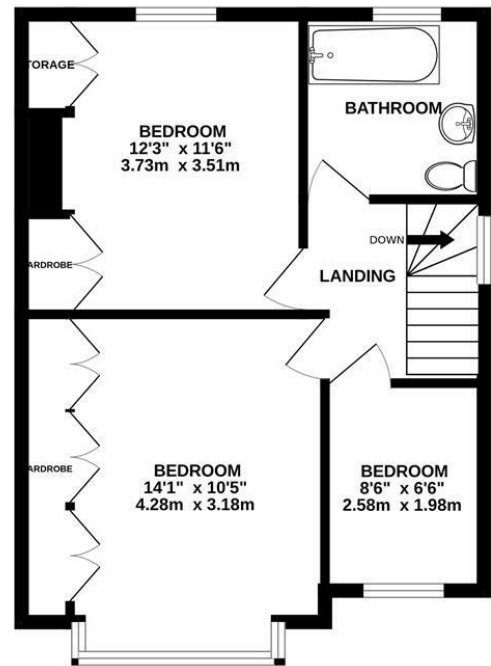




GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) 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: D
Tenure: Freehold

