

## Shelley Avenue, Hornchurch, RM12 4BT

- No Onward Chain
- Cul-de-Sac Location
  - Extended Home
  - Three Bedrooms
  - Two Bathrooms
- Off Road Parking to Front
- Outbuilding Workshop & Office
- 13 Min to Romford Station via Public Transport (source: google maps)
- 11 Min to Elm Park Station via Public Transport (source: google maps)

**£475,000 - Freehold**

# Shelley Avenue

Hornchurch, RM12 4BT



## Porch

Double glazed door, double glazed windows. Smooth ceiling, spotlights.

## Entrance Hall

Entrance door, window. Smooth ceiling, coving, radiator, cupboard under stairs, dado rail, laminate flooring.

## Reception Room

24'5 x 10'6 max sizes (7.44m x 3.20m max sizes)  
Double glazed window. Smooth ceiling, coving, picture rail, feature electric fireplace, two radiators, laminate flooring.

## Kitchen/Dining Room

16'5 x 15'3 max sizes (5.00m x 4.65m max sizes)  
Two electric skylights, double glazed window, double glazed patio doors to garden. Smooth ceiling, range of base and eye level wall cabinets with worktops, breakfast bar, single drainer stainless steel sink, cupboard housing wall mounted boiler, stainless steel overhead extractor hood and fan, radiator, vinyl flooring.

## Shower Room

6' x 5'4 (1.83m x 1.63m)  
Smooth ceiling, spotlights, tiled walls, heated towel rail, walk in shower, low level WC, wash basin, tiled floor.

## First Floor Landing

Access to loft space, dado rail, carpet.

## Bedroom One

12'10 x 10'1 max sizes (3.91m x 3.07m max sizes)  
Double glazed window. Smooth ceiling, radiator, built in wardrobes and dressing table, laminate flooring.

## Bedroom Two

11'6 x 10'1 max sizes (3.51m x 3.07m max sizes)  
Double glazed window. Smooth ceiling, radiator, built in wardrobes, laminate flooring.

## Bedroom Three

6'7 x 6' (2.01m x 1.83m)  
Double glazed window. Smooth ceiling, spotlights, radiator, laminate flooring.

## Bathroom

6' x 5'6 (1.83m x 1.68m)  
Double glazed window. Smooth ceiling, spotlights, tiled walls, extractor, low level WC, wash basin, P-shape bath with overhead shower, heated towel rail, tiled floor.

## Rear Garden

82' approx. (24.99m approx )  
Raised patio area with pergola to the direct rear of the property with steps leading down the remainder of the garden which is laid to lawn with resin footpath and raise sleeper beds, outdoor lighting, outside tap, outside light.

## Outbuilding - Office

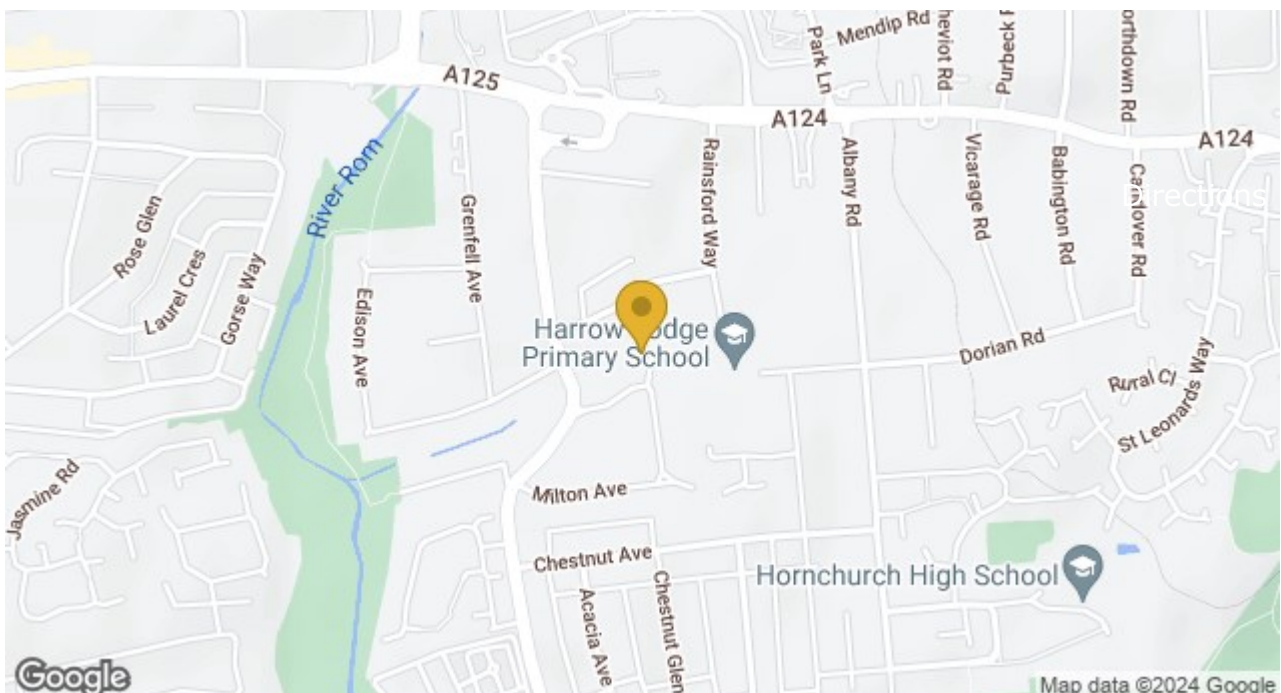
8'6 x 6'4 (2.59m x 1.93m)  
Double glazed door from garden & double glazed window. Power points, lighting.

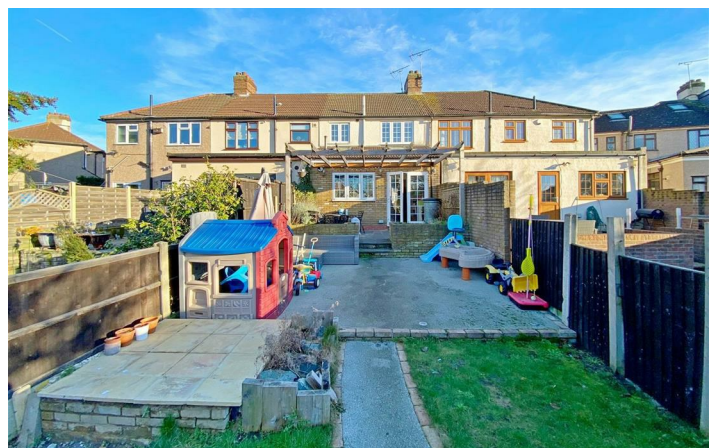
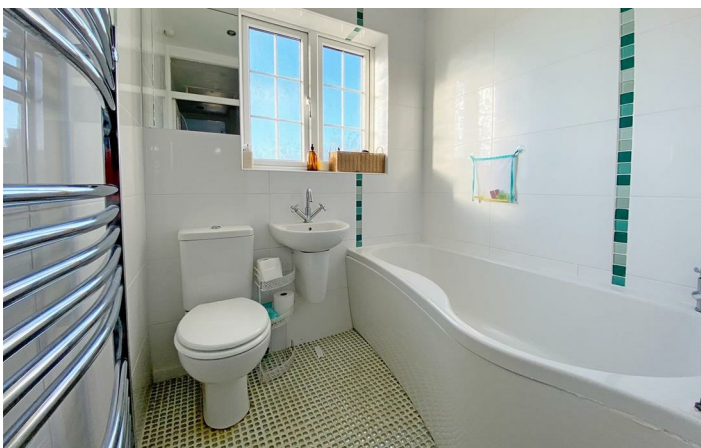
## Outbuilding - Workshop

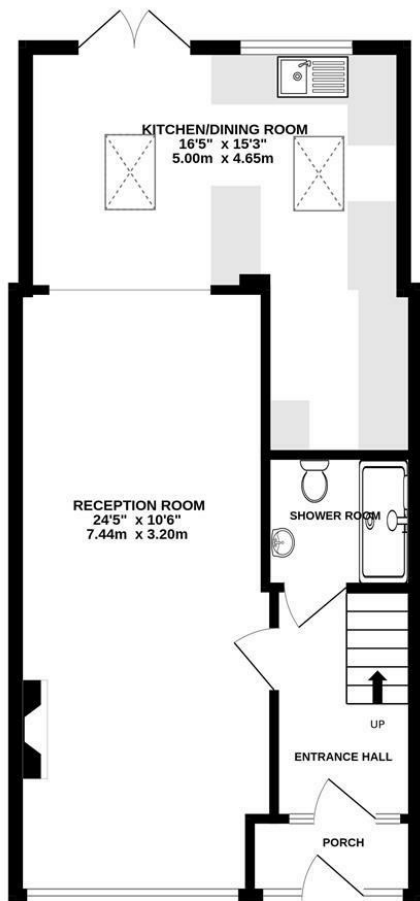
13'7 x 8'3 max sizes (4.14m x 2.51m max sizes)  
Rear pedestrian access door from alley. Pedestrian door from garden. Power points & lighting.

## Parking

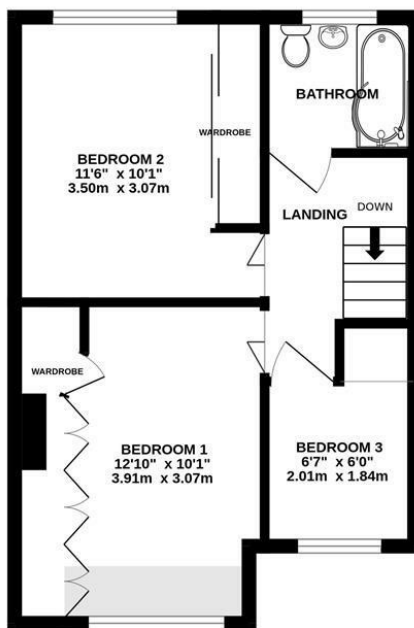
Resin driveway to front.



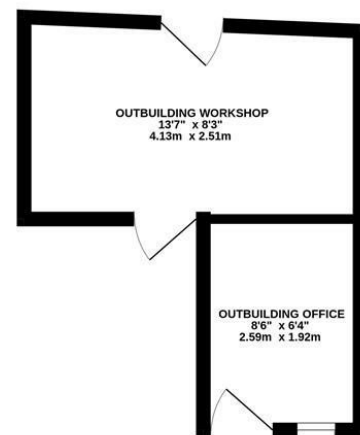




**GROUND FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.



**1ST FLOOR**  
369 sq.ft. (34.3 sq.m.) approx.



**EXTERNAL**  
160 sq.ft. (14.9 sq.m.) approx.

**TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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

