



Guardian Close

Hornchurch, RM11 1FT

Guide Price £500,000 - £525,000. Situated on the popular St Leonards estate ideally located for the local Harrow Lodge Park and leisure centre is this extended three bedroom end of terrace home, the accommodation includes entrance hall, ground floor WC, lounge, dining area, study, garden room, kitchen, three bedrooms and bathroom. Externally there is a driveway for three cars and a 40ft rear garden.

Guide Price £500,000 - £525,000 - Freehold - Council Tax: D

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Entrance Hall

Entrance door, laminate flooring, radiator, meter cupboard.

Ground Floor WC

Frosted double glazed window to front, low level WC, vanity wash hand basin, tiled flooring, part tiled walls, heated towel rail.

Lounge

14'4" narrowing to 11'1" x 13' (4.37m narrowing to 3.38m x 3.96m)
Double glazed window to front, coved ceiling, carpet, radiator, stairs to first floor, opening to dining area.

Dining Area

13'1" x 9'5" (3.99m x 2.87m)
Coved ceiling, carpet, radiator, log burner, opening to lounge.

Study

9'2" x 5'1" (2.79m x 1.55m)
Double glazed window to side, carpet, two built in cupboards.

Garden Room

13'2" x 7' (4.01m x 2.13m)
Double glazed French doors to rear, laminate flooring, radiator.

Kitchen

18'8" x 5'1" (5.69m x 1.55m)
Double glazed window to rear, coved ceiling, tiled flooring, wall and base units, stainless steel single drainer sink, plumbing for washing machine and dishwasher, gas cooker point, part tiled walls.

Landing

Loft access, coved ceiling, radiator, carpet, airing cupboard housing boiler.

Bedroom

13'1" x 7'9" (3.99m x 2.13m)
Double glazed window to front, carpet.

Bedroom

11'8" x 6'10" (3.56m x 2.08m)
Two double glazed windows to rear, carpet, radiator, fitted slide robes.

Bedroom

14'4" x 5'1" (4.37m x 1.55m)
Double glazed window to front, coved ceiling, radiator, carpet.

Bathroom

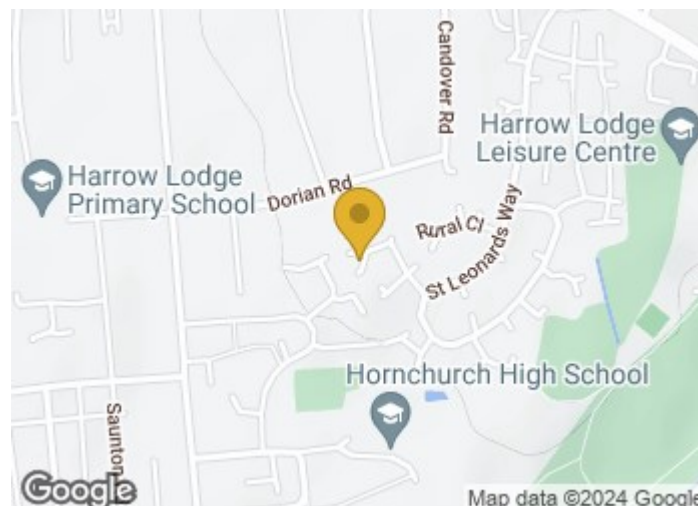
Frosted double glazed window to rear, panelled bath with shower over, low level WC, vanity wash hand basin, tiled flooring, part tiled walls, heated towel rail.

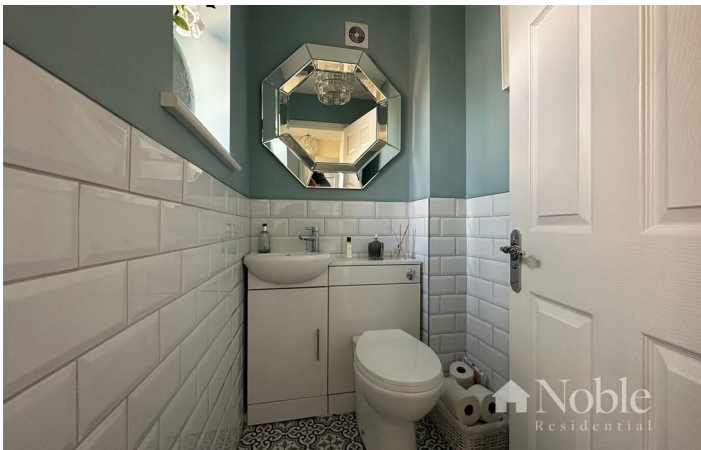
Garden

40' (12.19m)
Side pedestrian access, patio area, lawn with surrounding flower beds, green house, raised pond, block built shed with power and light.

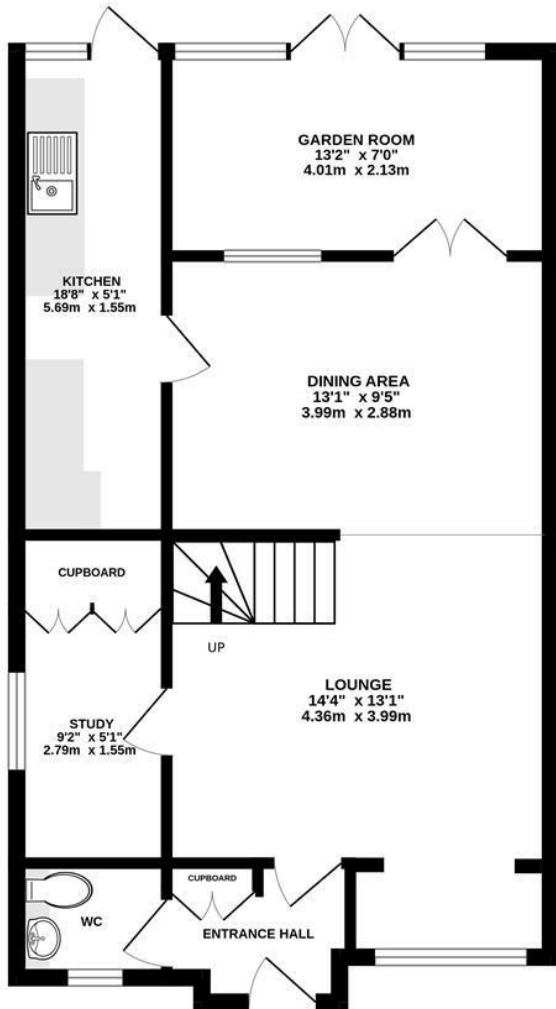
Driveway

Driveway to front for three cars.

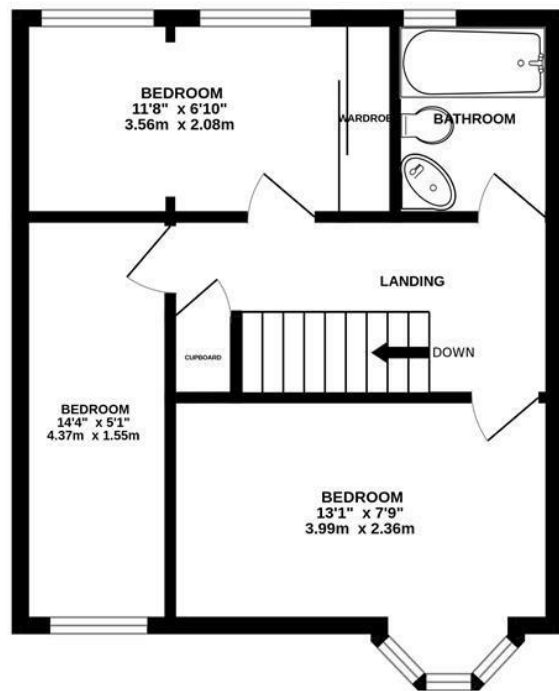




GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		