

Strathmore Gardens

Hornchurch, RM12 4BQ

- Guide Price - £450,000 to £475,000
 - Three Bedrooms
- Open Plan Kitchen/Diner
 - Double Glazing
- Gas Central Heating
 - 90ft Garden
 - Driveway
 - Conservatory

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Entrance Hall

15'6 x 5'3 (4.72m x 1.60m)

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

Reception Room

14'2 x 12'2 (4.32m x 3.71m)

Double glazed window to front, radiator, laminate flooring, gas fire place.

Kitchen/Diner

17'9 x 12' (5.41m x 3.66m)

Double glazed window to rear, double glazed door to rear, wall and base units, single drainer sink, space for cooker and fridge freezer, cupboard housing boiler, tiled flooring.

Conservatory

15'1 x 9'7 (4.60m x 2.92m)

Double glazed window to rear, double glazed door to rear, laminate flooring.

Landing

Loft access, carpet.

Bedroom One

14'5 x 10'6 (4.39m x 3.20m)

Double glazed window to front, laminate flooring, radiator, built in wardrobe.

Bedroom Two

12'1 x 11'5 (3.68m x 3.48m)

Double glazed window to rear, carpet, radiator, gas fire place, built in wardrobe.

Bedroom Three

8'5 x 7' (2.57m x 2.13m)

Double glazed window to front, radiator, laminate flooring.

Bathroom

6' x 6' (1.83m x 1.83m)

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

Garden

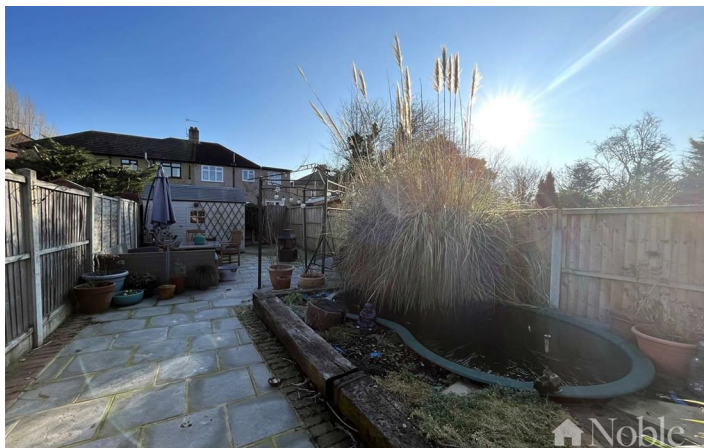
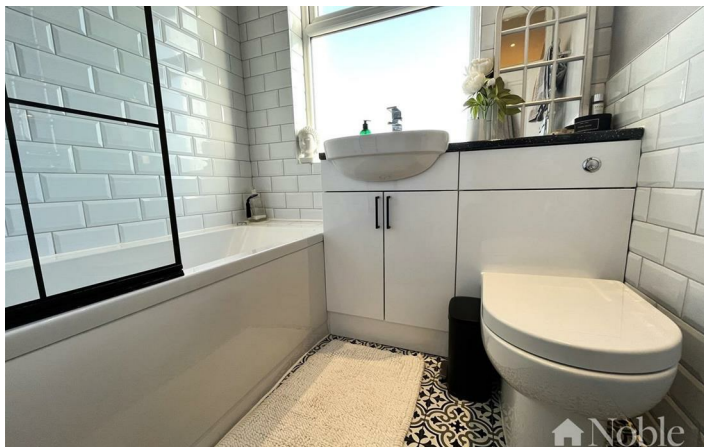
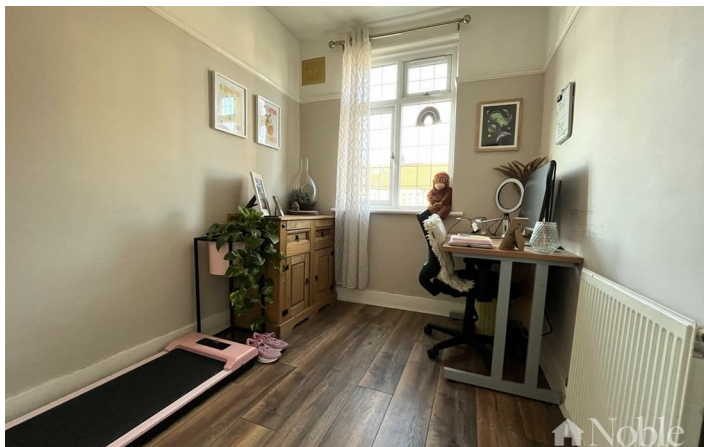
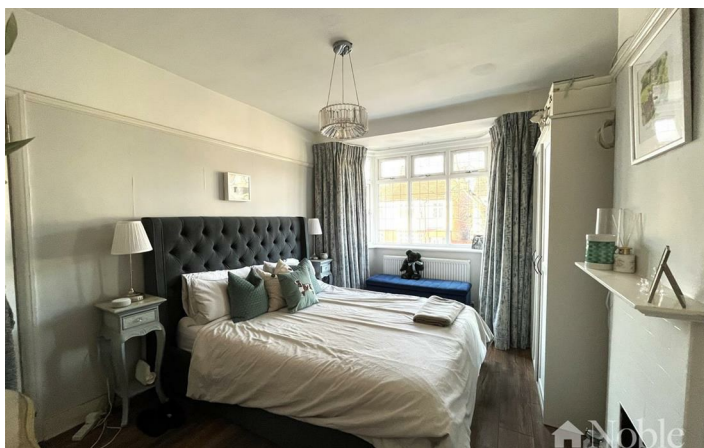
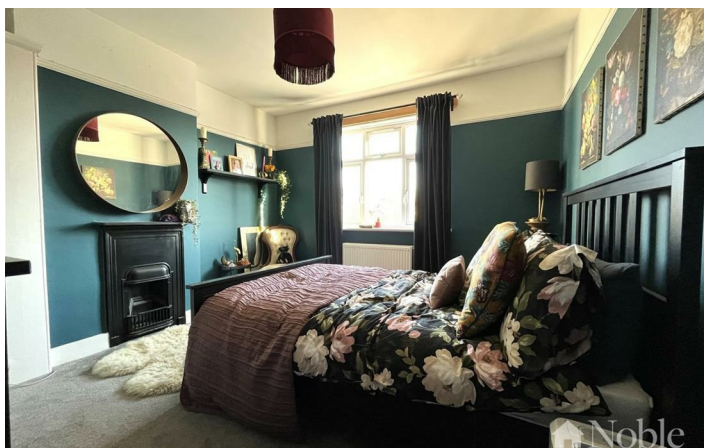
90' (27.43m)

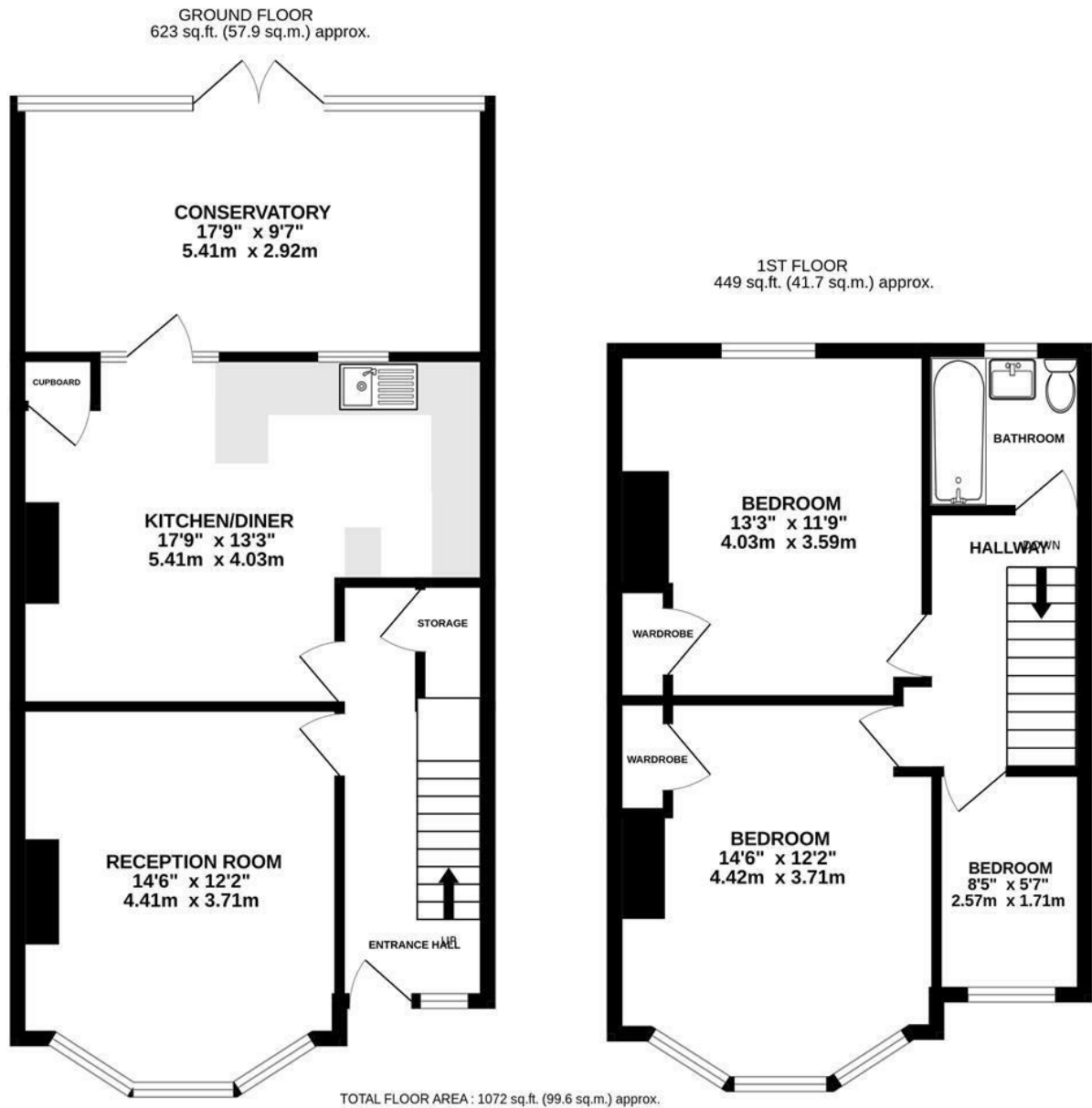
All paved, shed, back access.

Parking

Driveway to the front for two cars.







TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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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	80

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	