



Hornford Way, Romford, RM7 0PR

- Guide Price £550,000 to £600,000
 - Five Bedrooms
- 0.8 miles to Romford Station
 - Open Plan Kitchen/Dining
 - Chain Free
 - Newly Refurbished
 - Driveway For Three Cars
- Potential To Extend Into Loft
 - 35' Rear Garden
 - Triple Glazing

Guide Price £550,000 - £600,000 - Freehold - Council Tax: D

Hornford Way

Romford, RM7 0PR



Entrance Hall

12'9 x 5'3 (3.89m x 1.60m)

Entrance door, wooden flooring, stairs to first floor.

Reception Room

20' x 10'3 (6.10m x 3.12m)

Spotlights, triple glazed window to rear, triple glazed window to front, bi-fold doors to side, two radiators, laminate flooring.

Kitchen/Dining Room

23'1 x 10'9 (7.04m x 3.28m)

Triple glazed French doors to rear, wall and base units, integrated oven, hob and dishwasher, single drainer sink, part tiled walls, triple glazed bay window to front, radiator, laminate flooring.

Utility/Shower Room

8'10 x 6'4 (2.69m x 1.93m)

Currently under construction we have been advised from the vendor that this will include - Shower cubicle, vanity hand wash basin, low level WC, tiled flooring, radiator, washing machine and dryer, triple glazed window to rear.

Landing

19'9 x 8'4 (6.02m x 2.54m)

Loft access, *wooden floorboards which will be covered with laminate flooring*.

Bedroom One

12' x 10' (3.66m x 3.05m)

Triple glazed bay window to front, radiator, carpet.

Bedroom Two

10'6 x 10'3 (3.20m x 3.12m)

Triple glazed window to front, built in wardrobe, radiator, loft access. carpet.

Bedroom Three

9'8 x 9'3 (2.95m x 2.82m)

Triple glazed window to rear, built in wardrobe, radiator, carpet.

Bedroom Four

9'6 x 9'0 (2.90m x 2.74m)

Triple glazed window to rear, radiator, carpet.

Bedroom Five

7'3 x 6'0 (2.21m x 1.83m)

Triple glazed window to front, radiator, carpet

Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Spotlights, panelled bath, triple glazed window to rear, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

Garden

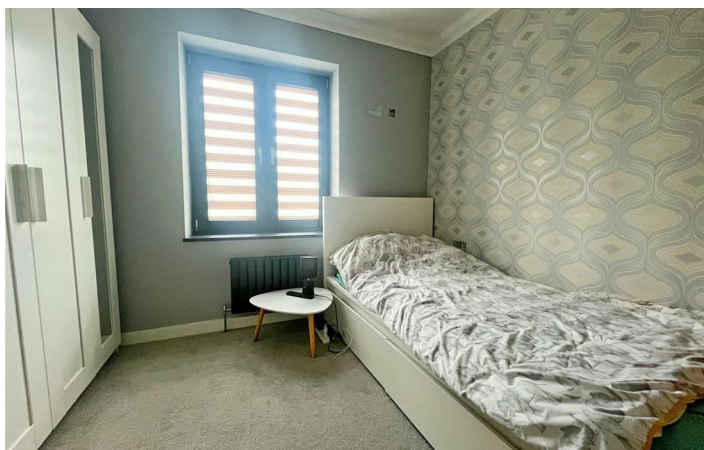
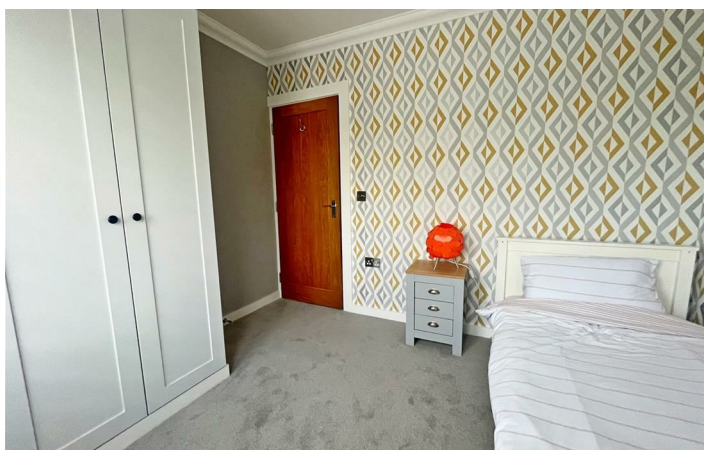
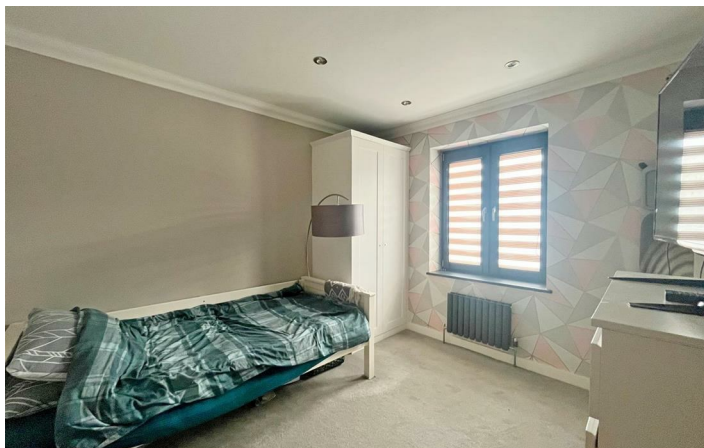
35' (10.67m)

Paved garden, side access gate.

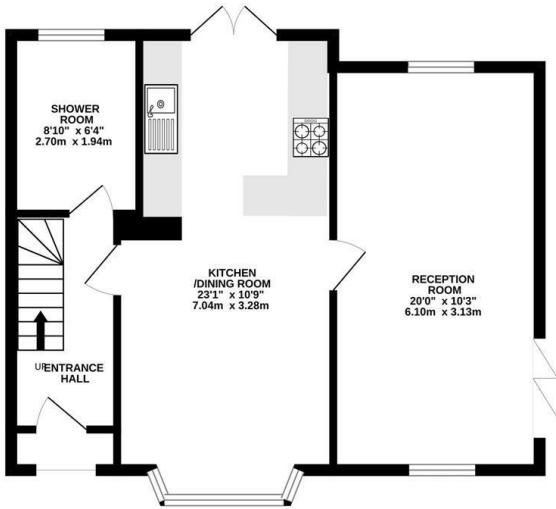
Driveway

Driveway for approx three cars.

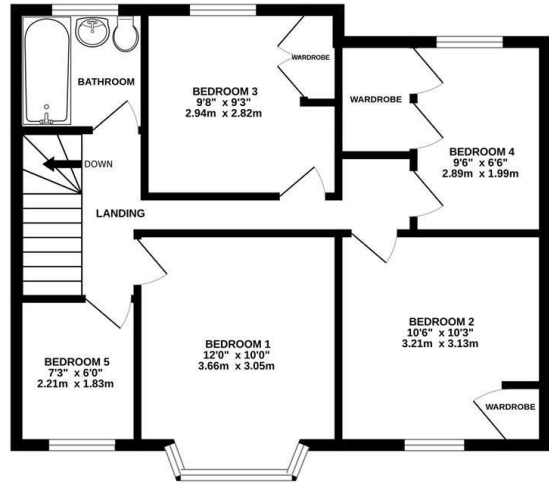




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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

