



Rainsford Way , Hornchurch, RM12 4BJ

- In Need Of Modernization
- 1 Mile To Romford Station
 - No Onward Chain
 - Mid Terraced
 - 100' Garden
 - Five Bedrooms
- Driveway For Two Cars
 - Extended

£500,000 - Freehold - Council Tax: E

Rainsford Way

Hornchurch, RM12 4BJ



Porch

Sliding double glazed door, tiled flooring.

Entrance Hall

16'0 x 5'5 (4.88m x 1.65m)

Entrance door, radiator, carpet.

Reception Room One

13'9 x 11'4 (4.19m x 3.45m)

Double glazed bay window to front, sliding doors into reception room two, radiator, carpet.

Reception Room Two

12'2 x 10 (3.71m x 3.05m)

Sliding doors into reception room one, carpet.

Dining Area

11'7 x 9'2 (3.53m x 2.79m)

Double glazed window to rear, door to rear, radiator, carpet.

Kitchen

8'9 x 6'7 (2.67m x 2.01m)

Wall and base units, single drainer sink, double oven, four ring gas hob, vinyl flooring.

Downstairs WC

9'2 x 3'7 (2.79m x 1.09m)

Double glazed window to rear low level WC, vinyl flooring.

Landing

Stairs leading to loft extension, carpet.

Bedroom One

13'9 x 10'4 (4.19m x 3.15m)

Double glazed bay window to front, radiator, carpet.

Bedroom Two

12'2 x 10'4 (3.71m x 3.15m)

Double glazed window to rear, two built in wardrobes, carpet,

Bedroom Five

8'3 x 6'3 (2.51m x 1.91m)

Double glazed window to front, carpet.

Bathroom

9'1 x 6'3 (2.77m x 1.91m)

Double glazed window to rear, panelled bath, low level WC, wash hand basin, , vinyl flooring.

Second Floor Landing

8'9 x 7'1 (2.67m x 2.16m)

Double glazed window to rear, carpet.

Bedroom Three

13'9 x 9'6 (4.19m x 2.90m)

Double glazed window to front, radiator, carpet.

Bedroom Four

8'8 x 8'4 (2.64m x 2.54m)

Double glazed window to rear, radiator, carpet.

Garden

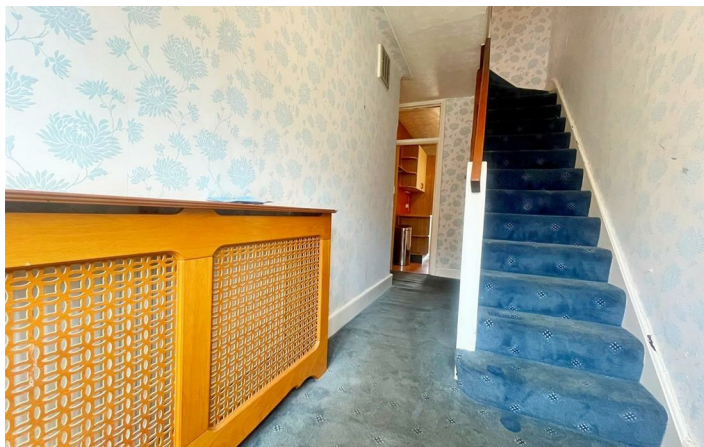
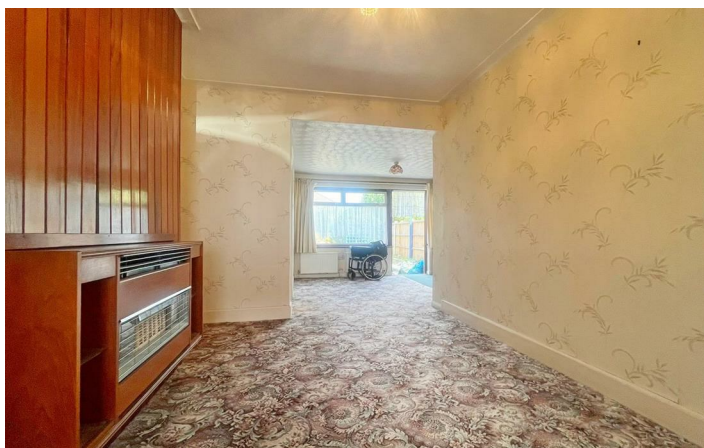
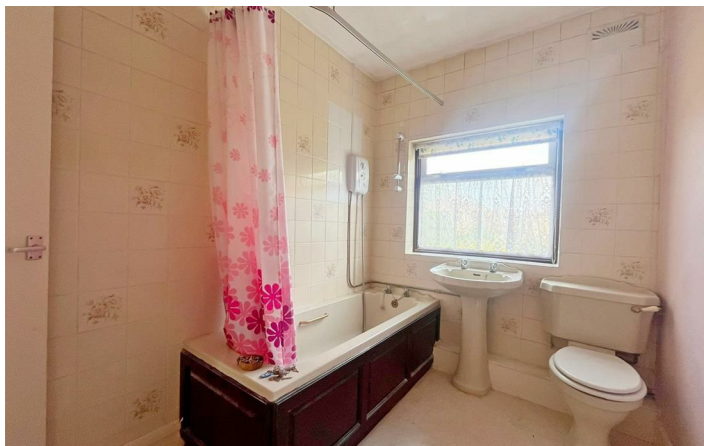
100' (30.48m)

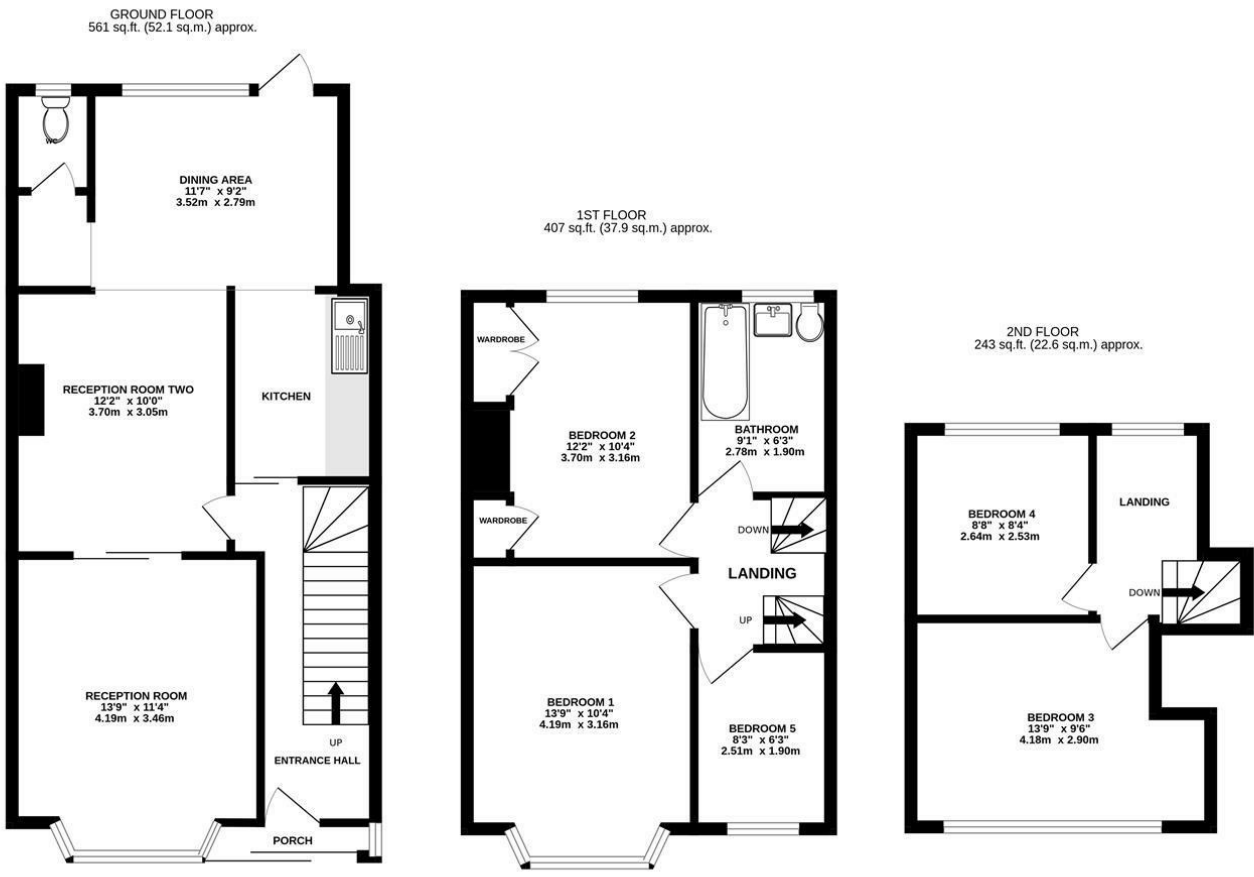
Paved garden, shed, outside tap and lights.

Driveway

Paved driveway for two cars.







TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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: E
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	82	63

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		