



Priory Mews

Hornchurch, RM11 1DF

Guide Price £525,000 - £550,000 - Fabulous opportunity to purchase this beautifully presented and extended three bedroom home located in a cul-de-sac. The accommodation includes porch, entrance hall, WC, reception room with bifolds & feature wood burning stove, and kitchen. To the first floor, landing, three bedrooms and shower room. Externally a south facing 37ft landscaped rear garden with pedestrian side access. To the front, off road parking and a garage en bloc.

Guide Price £525,000 - £550,000 - Freehold - Council Tax: E

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Porch

Entrance door, double glazed windows. Smooth ceiling, spotlight, tiled floor.

Entrance Hall

Double glazed window. Smooth ceiling, coving, stairs to first floor, under stairs cupboard, radiator, carpet.

Ground Floor WC

Frosted double glazed window, smooth ceiling, heated towel rail, vanity wash hand basin, low level WC, tiled flooring.

Reception Room

26'11 x 16'2 narrowing to 13'5 (8.20m x 4.93m narrowing to 4.09m)

Double glazed bifolding doors with fitted blinds door to rear garden. Smooth ceiling, spotlights, two radiators, feature wood burning stove, under floor heating, Amtico flooring.

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

Double glazed window. Range of base and eye level wall cabinets with butcher block work tops, ceramic double bowl single drainer sink, space for free standing oven with stainless steel overhead extractor hood & fan, integrated: fridge/freezer, washing machine and microwave. Smooth ceiling, radiator, part tiled walls, under cupboard lighting, Amtico flooring.

Landing

Smooth ceiling, access to loft space, coving, radiator, carpet.

Bedroom One

13'3 x 9' (4.04m x 2.74m)

Double glazed window. Smooth ceiling, radiator, range of built in wardrobes with mirror sliding doors, carpet.

Bedroom Two

9'10 x 9'9 (3.00m x 2.97m)

Double glazed window. Smooth ceiling, radiator, carpet.

Bedroom Three

10'5 x 6'11 (3.18m x 2.11m)

Double glazed window. Smooth ceiling, radiator, carpet.

Shower Room

Frosted double glazed window. Walk in shower enclosure, low level WC and vanity wash basin. smooth ceiling, extractor fan, tiled walls and flooring, heated towel rail, cupboard.

Rear Garden

37' (11.28m)

South facing. Seating area to the direct rear of the property with the remainder mainly laid lawn, fruit tree, shed, outside lighting, pedestrian side access via gate.

Parking

Block paved off road parking to front, via dropped kerb, outside tap.

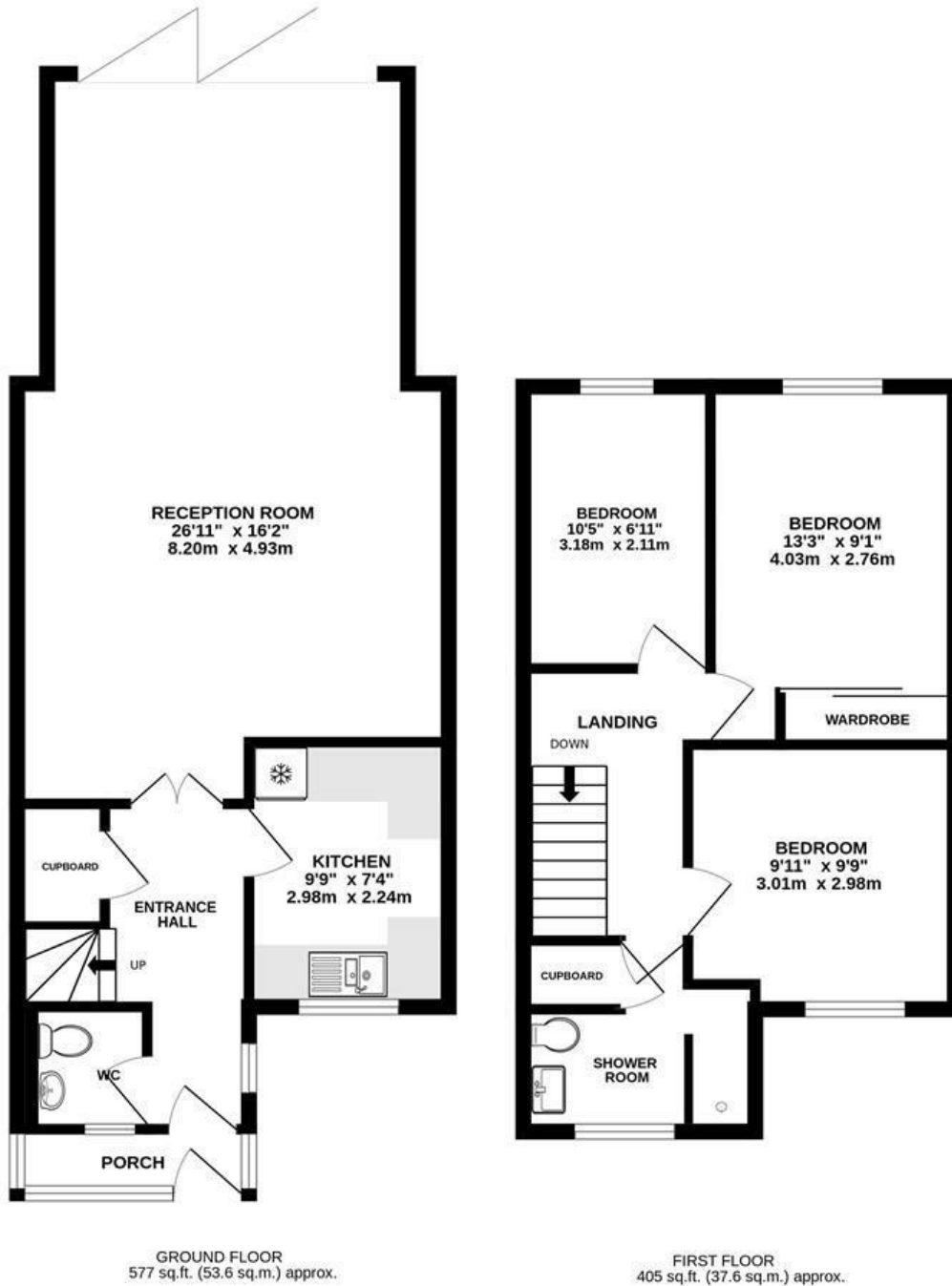
Garage en Bloc

17' x 8'3 (5.18m x 2.51m)

Up and over door.







GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

FIRST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

TOTAL FLOOR AREA: 982 sq.ft. (91.3 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

