



Cranham Road

Hornchurch, RM11 2AB

Guide Price £600,000 - £625,000 A vastly improved and extended detached bungalow, the accommodation includes entrance hall, open plan kitchen and reception room with bi-fold doors opening onto the landscaped 82ft garden, first floor bedroom with ensuite and fitted wardrobes, ground floor shower room, two further ground floor bedrooms.

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Entrance Hall

Entrance door, coved ceiling, laminate flooring, radiator with cover.

Bedroom Two (ground floor)

12'9 x 11'9 at max (3.89m x 3.58m at max)
Double glazed window to front with fitted shutters, coved ceiling, radiator, laminate flooring, range of fitted bedroom furniture.

Bedroom Three/Reception Room (ground floor)

11'8 x 9'4 (3.56m x 2.84m)
Double glazed window to front with fitted shutters, carpet, radiator.

Shower Room (ground floor)

Frosted double glazed window to side, extractor, walk in shower enclosure, vanity wash hand basin, low level WC, heated towel rail, under floor heating, tiled flooring and walls, cupboard housing plumbing for washing machine and boiler.

Kitchen Area

9'4 x 9'3 (2.84m x 2.82m)
Double glazed window to side, laminate flooring, wall and base units with quartz work tops and inset sink, fitted appliances including, induction hob, double oven, microwave, dishwasher and fridge/freezer.

Reception Room

21'10 x 19'4 (6.65m x 5.89m)
Double glazed bi-fold doors to rear, double glazed window to side, laminate flooring, two radiators, stairs to first floor, log burner.

Landing

Carpet.

Bedroom One (first floor)

20'5 x 16'7 narrowing to 9'10 (6.22m x 5.05m narrowing to 3.00m)
Double glazed window to front, double glazed French doors opening onto Juliette balcony, laminate flooring, radiator, fitted wardrobes, cupboard, access to eaves storage.

Ensuite

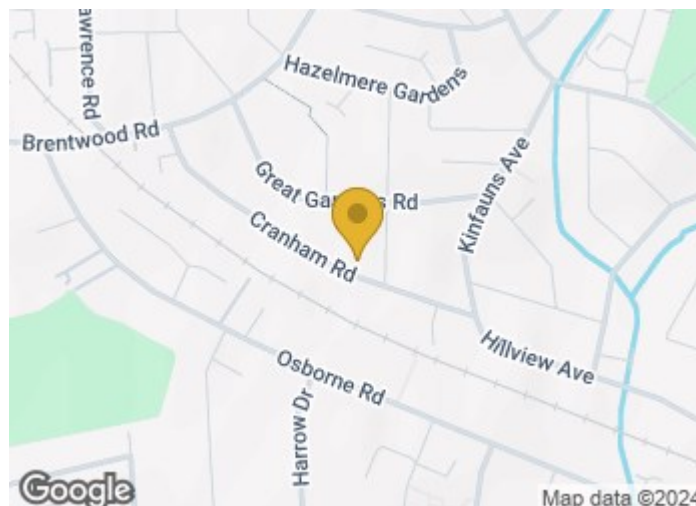
Frosted double glazed window to rear, roll top bath, vanity wash hand basin, low level WC, tiled flooring, under floor heating.

Garden

82' (24.99m)
Side pedestrian access, decked area leading to tiered patio, pond, shaped lawn with surrounding flower beds, outside power, tap and lighting.

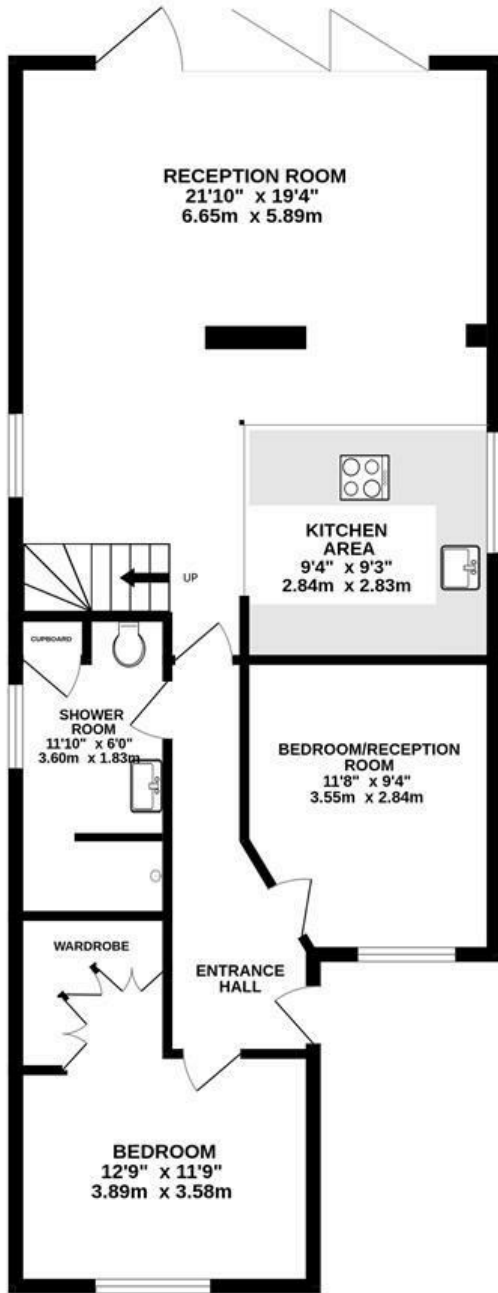
Driveway

Driveway to front.

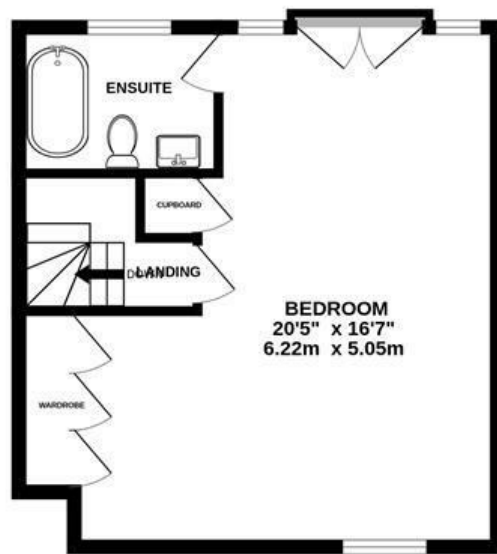




GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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

