



## **Rainsford Way, Hornchurch, RM12 4BJ**

- No Onward Chain
- Semi Detached House
  - Three Bedrooms
  - Two Reception Rooms
  - Ground Floor Toilet
- Scope to Extend & Convert Loft STPP
  - Detached Garage
- 23 Min Walk from Romford Station (source: google maps)
- Harrow Lodge Primary School at End of The Road (Ofsted: Outstanding)

**£425,000 - Freehold - Council Tax: D**



# Rainsford Way

Hornchurch, RM12 4BJ



## Porch

Double glazed entrance door, double glazed windows, tiled floor.

## Entrance Hall

Entrance door. Coving, radiator, stairs to first floor (open tread staircase), wall light, carpet.

## Ground Floor Toilet

Window. Coving to ceiling, extractor, low level wc, wall mounted wash hand basin, carpet.

## Reception Room One

14' x 11'5 max sizes (4.27m x 3.48m max sizes)  
Double glazed bay window. Coving, radiator, carpet.  
Doors to Reception Room Two

## Reception Room Two

12'6 x 10'1 max sizes (3.81m x 3.07m max sizes)  
Double glazed sliding doors to rear garden. Coving, radiator, coal effect electric fire, carpet.

## Kitchen

8'6 x 6'9 (2.59m x 2.06m)  
Double glazed window and door to rear garden. Range of base and eye level wall cabinets with worktops, single drainer sink unit, smooth ceiling, tiled walls, wall mounted Vaillant boiler, radiator, vinyl flooring.

## First Floor Landing

Access to loft, carpet.

## Bedroom One

14' x 10'6 max sizes (4.27m x 3.20m max sizes)  
Double glazed bay window. Range of built in wardrobes, radiator, wall light, carpet.

## Bedroom Two

12'6 x 10'6 max sizes (3.81m x 3.20m max sizes)  
Double glazed window. Smooth ceiling, range of built in wardrobes, carpet.

## Bedroom Three

8'3 x 6'5 (2.51m x 1.96m)  
Double glazed window. Smooth ceiling, carpet.

## Bathroom

8'6 x 6'5 (2.59m x 1.96m)  
Double glazed window. Suite comprising of bath with shower attachment to tap and overhead bracket, pedestal wash basin, low level wc, smooth ceiling, tiled walls, radiator, laminate flooring.

## Rear Garden - East Facing

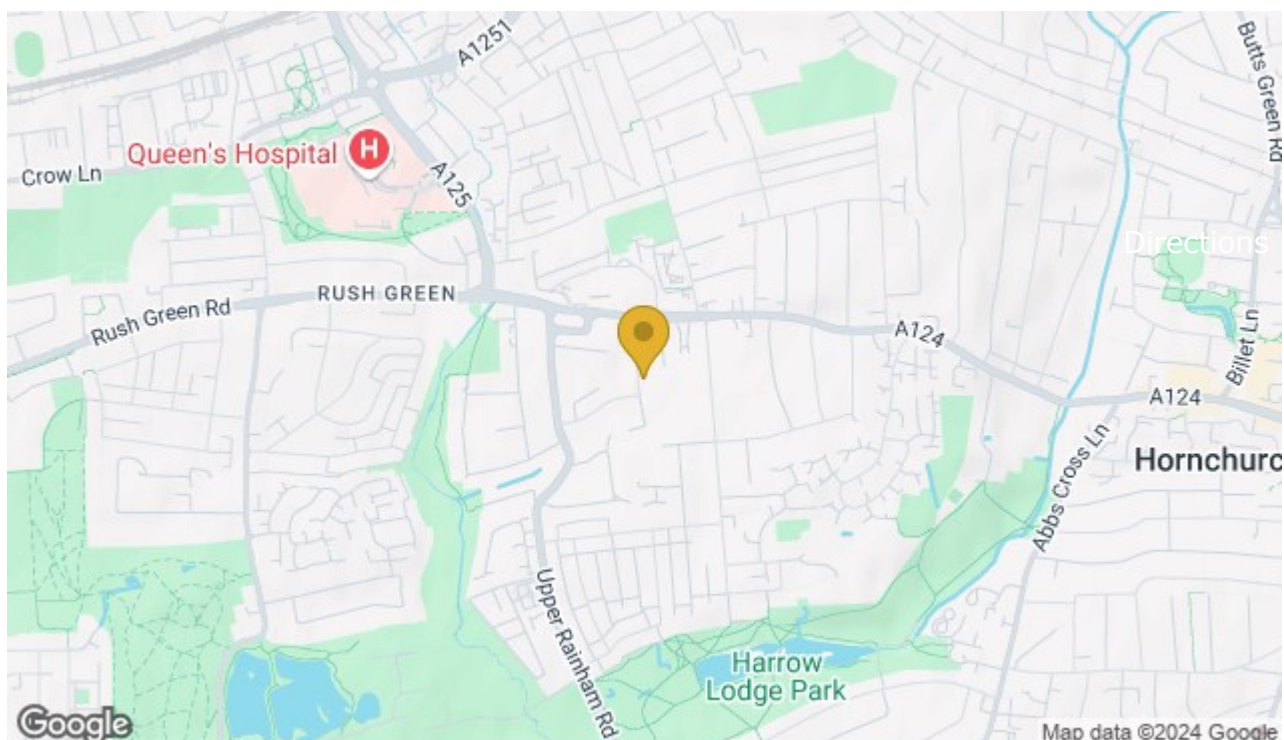
113' approx. (34.44m approx )  
Side gate access from shared drive. Crazy paved seating area to the direct rear of the property, path leading to garage side door, remainder in mainly laid to lawn, flowerbeds, mature shrubs, outside light, outside tap, shed.

## Parking

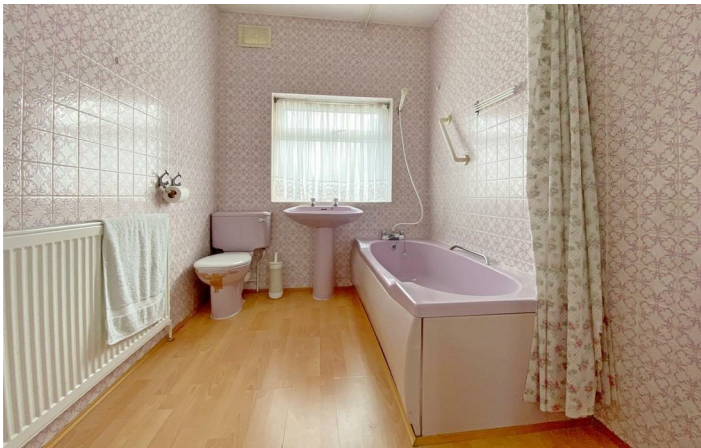
Shared drive to the side of the property leading to detached garage. Scope to convert front of the property to a drive STPP.

## Detached Garage

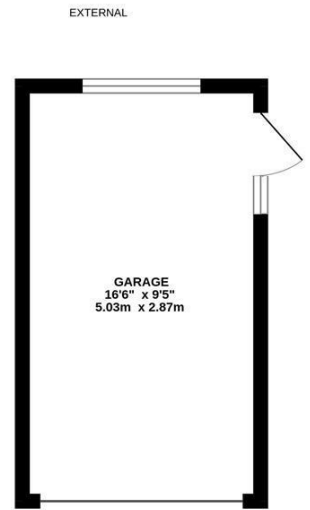
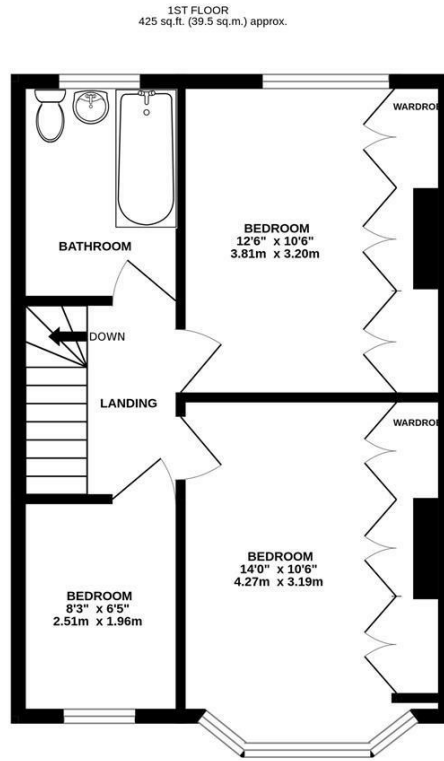
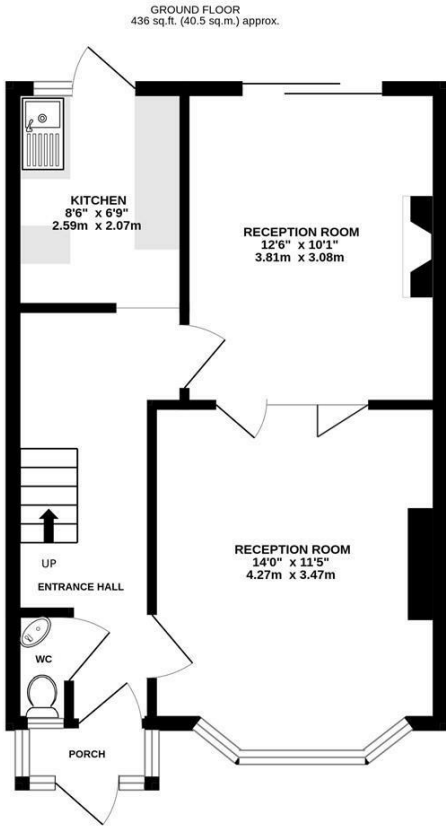
16'6 x 9'5 (5.03m x 2.87m)  
Brick construction. Pedestrian door from rear garden, windows to two aspects. Electric remote controlled up & over door accessed via shared drive.











**TOTAL FLOOR AREA : 860 sq.ft. (79.9 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

