



## **Cumberland Avenue, Hornchurch, RM12 6HU**

- Vacant With No Chain
- Extended Semi-Detached House
  - Three Bedrooms
  - Two Reception Rooms
- Driveway For Multiple Vehicles
- 67ft South Facing Rear Garden
- 4 Min Walk to Hornchurch Station (source: google maps)
- Scope To Convert Loft STPP

**£550,000 - Freehold - Council Tax: C**

# Cumberland Avenue

Hornchurch, RM12 6HU



## Entrance Hall

Entrance door, double glazed window. Stairs to first floor, picture rail, radiator, storage cupboard, carpet.

## Reception Room One

22'5 x 12'11 (6.83m x 3.94m)

Double glazed window. Smooth ceiling, coving, picture rail, two radiators, coal effect gas fire with surround, carpet. Bi-folding doors to Reception Room Two.

## Reception Room Two

13'10 x 12'2 (4.22m x 3.71m)

Double glazed windows to two aspects, double glazed double doors to garden and skylight. Smooth ceiling, spotlights, tiled floor.

## Kitchen

9'11 x 8'11 onto 13'10 x 7'9 (3.02m x 2.72m onto 4.22m x 2.36m)

Two double glazed windows, double glazed door to rear garden and skylight. Range of base and eye level wall cabinets with worktops, electric hob set into worktop with integrated oven beneath and overhead extractor, single drainer 1.5 bowl stainless steel sink, smooth ceiling, spotlights, wall mounted Worcester boiler, larder cupboard, electric wall heater, part tiled walls, vinyl flooring.

## First Floor Landing

Double glazed window. Access to loft, radiator, storage cupboard housing tank, carpet.

## Bedroom One

12'11 x 12' max sizes (3.94m x 3.66m max sizes)

Double glazed window. Coving, radiator, range of built in wardrobes, carpet.

## Bedroom Two

12'11 x 9'11 max sizes (3.94m x 3.02m max sizes)

Double glazed window. Coving, radiator, range of built in wardrobes, laminate flooring.

## Bedroom Three

8'11 x 6'9 excl alcove (2.72m x 2.06m excl alcove)

Double glazed window. Smooth ceiling, radiator, carpet.

## Bathroom

9'10 x 5'6 (3.00m x 1.68m)

Double glazed window. Four piece suite comprising of panelled bath with shower attachment to tap, walk in shower cubicle, wall mounted wash basin and low level wc. Smooth ceiling, spotlights, tiled walls, heated towel rail, tiled floor.

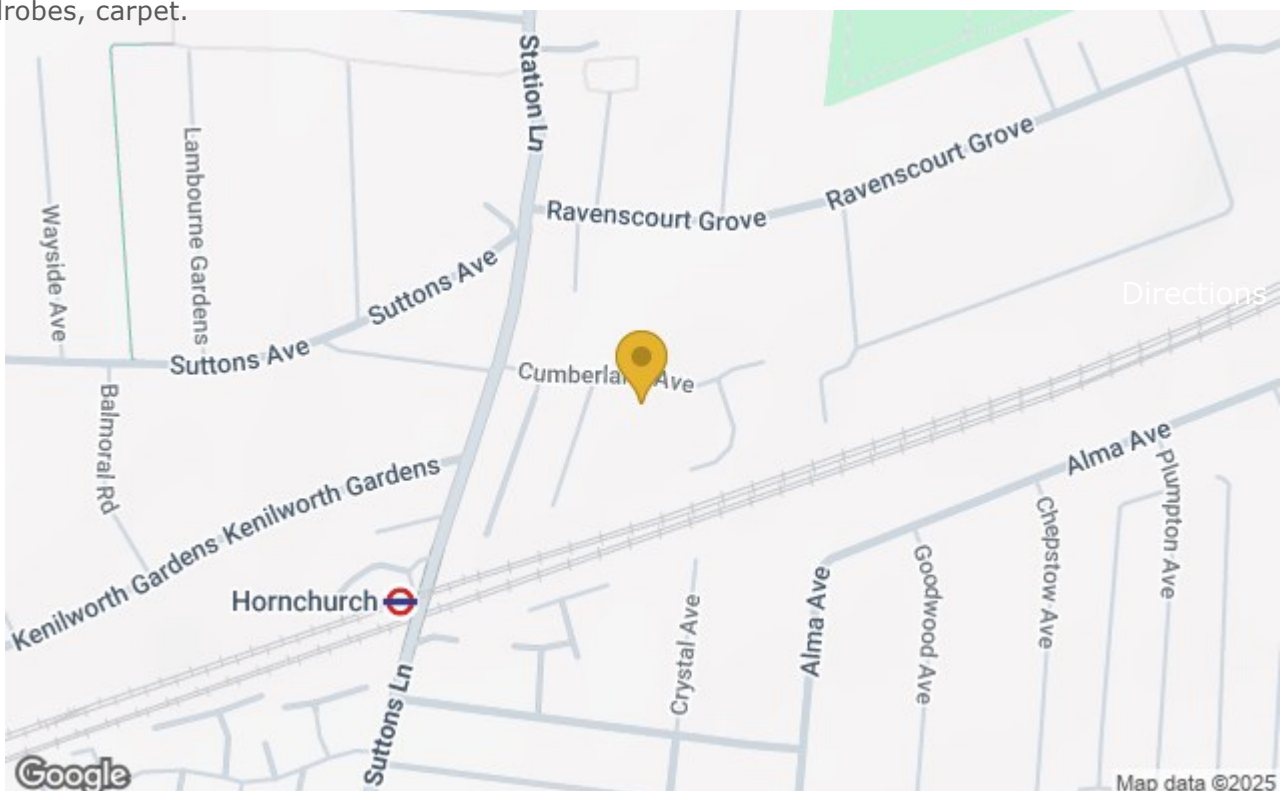
## Rear Garden - South Facing

67' approx. (20.42m approx.)

Side access via gate. Slabbed seating area to the direct rear of the property with the remainder mainly laid to lawn, mature shrubs, outside light, outside tap.

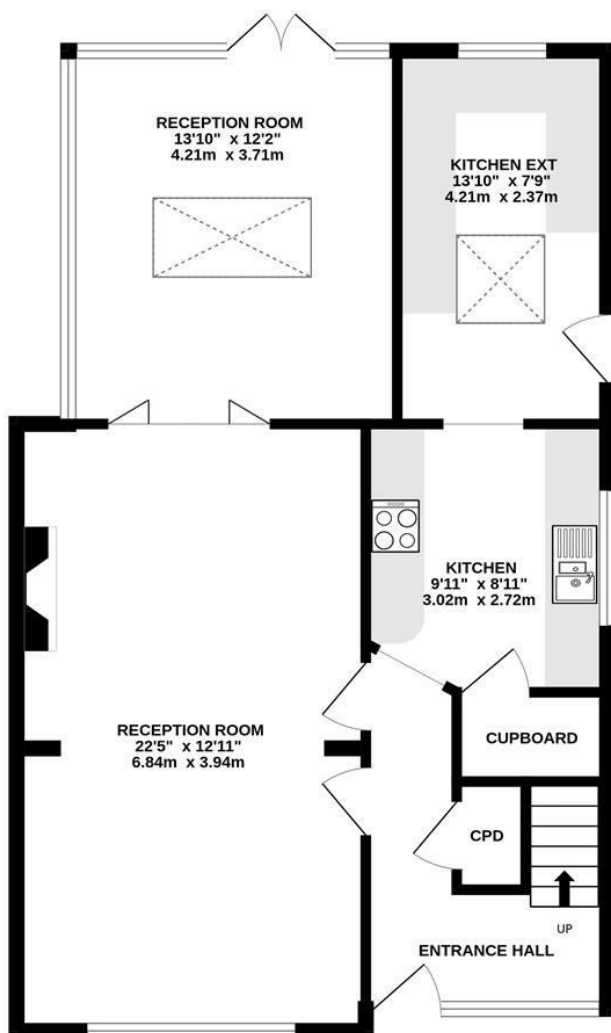
## Parking

Driveway to the front of the property for multiple vehicles via dropped kerb.







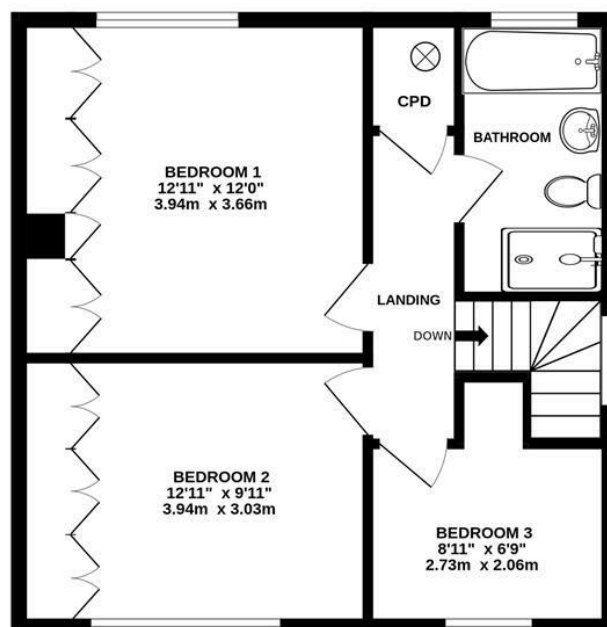


**GROUND FLOOR**  
751 sq.ft. (69.8 sq.m.) approx.

**TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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**1ST FLOOR**  
488 sq.ft. (45.3 sq.m.) approx.

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Material Information:  
Council Tax Band: C  
Tenure: Freehold

