



Albany Road, Hornchurch, RM12 4AQ

- Guide Price £500,000 to £525,000
- Chain Free
- Semi Detached House
 - Three Bedrooms
 - Ground Floor Toilet
- Off Road Parking to Front
- Detached Garage & Workshop
- 125ft West Facing Rear Garden with Summerhouse
- 15 Min Walk to Elm Park Station (source: google maps)

Please note that this property is classified as a non-standard construction BISF (British Iron & Steel Federation) and we would advise that any interested parties discuss this fact with the proposed mortgage lender prior to arranging a viewing.

Guide Price £500,000 to £525,000 - Freehold - Council Tax: B

Albany Road

Hornchurch, RM12 4AQ



Entrance Hall

Part frosted double glazed entrance door, frosted double glazed window to front, stairs to first floor, storage cupboard, under stair cupboard, radiator, laminate flooring.

Ground Floor WC

Low level WC, vanity wash hand basin, heated towel rail, cupboard with plumbing for two washing machines, laminate flooring.

Reception Room

24'0 x 13'6 narrowing to 10'2 (7.32m x 4.11m narrowing to 3.10m) Double glazed bay window to front with shutters, double glazed French doors to rear, feature fire surround with electric fire, three radiators, laminate flooring, open plan to kitchen.

Kitchen

10'4 x 8'7 (3.15m x 2.62m) Double glazed window to rear, range of fitted wall and base units, stainless steel single drainer sink, electric hob, oven, extractor with integrated fridge freezer and dishwasher, coved ceiling, laminate flooring.

Landing

Double glazed window to side with shutter, loft access (boiler in loft), coved ceiling, carpet.

Loft

Fitted ladder, light, majority boarded, Valliant combi boiler.

Bedroom One

12'1 x 11'9 (3.68m x 3.58m) Double glazed window to

front with shutters, fitted wardrobes, coved ceiling, radiator, carpet.

Bedroom Two

13'2 x 8'7 (4.01m x 2.62m) Double glazed window to rear, coved ceiling, radiator, carpet.

Bedroom Three

9'11 x 5'5 (3.02m x 1.65m) Double glazed window to front with shutters, fitted sliding wardrobes, coved ceiling, radiator, carpet.

Shower Room

Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, heated mirror, heated towel rail, Karndean flooring.

Garden

125' (38.10m)

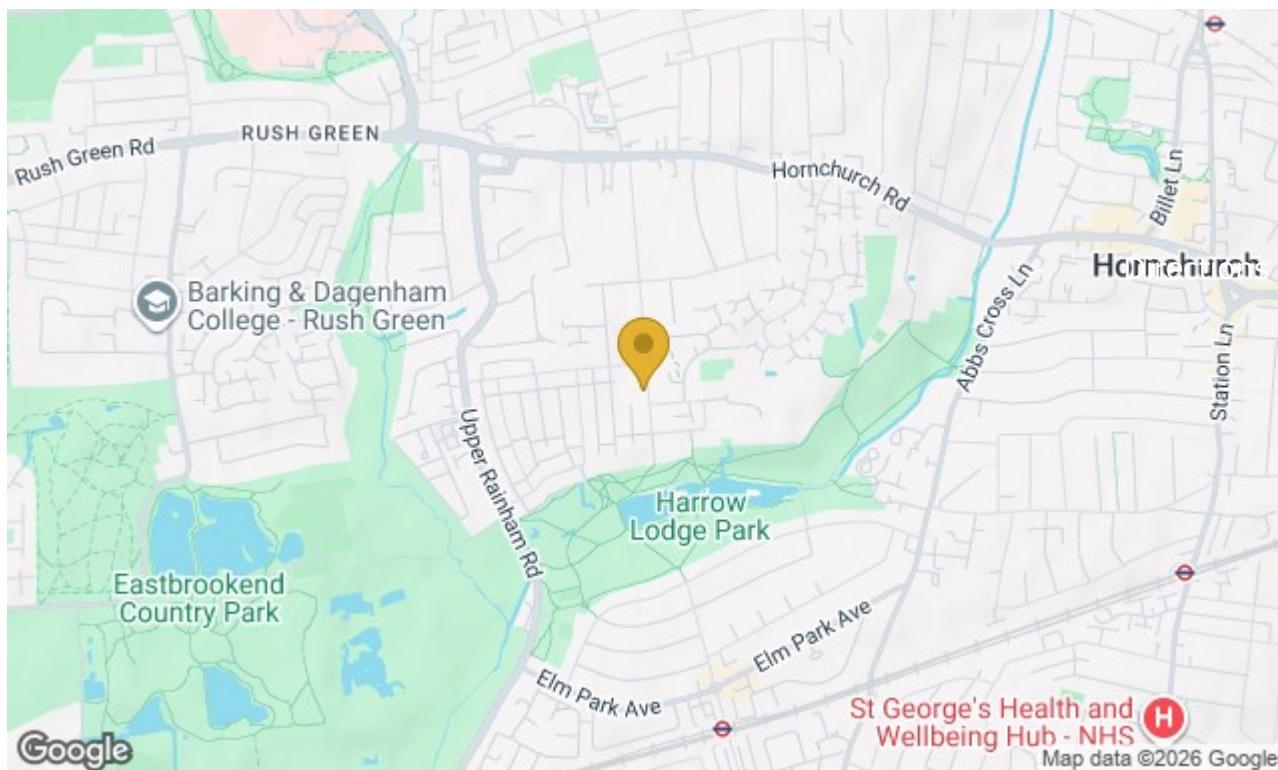
Patio area, lawn with pop up sprinklers and surrounding flower beds, shed, outside tap, power and light. Timber summer house to rear (14'10 x 9'11) with power and tap.

Driveway and Garage

Parking to front, private driveway to side leading to gates opening onto additional parking and detached garage (35' x 9'10 + workshop area to rear 9'8 x 6'11), garage has power, light, tap and electric door.

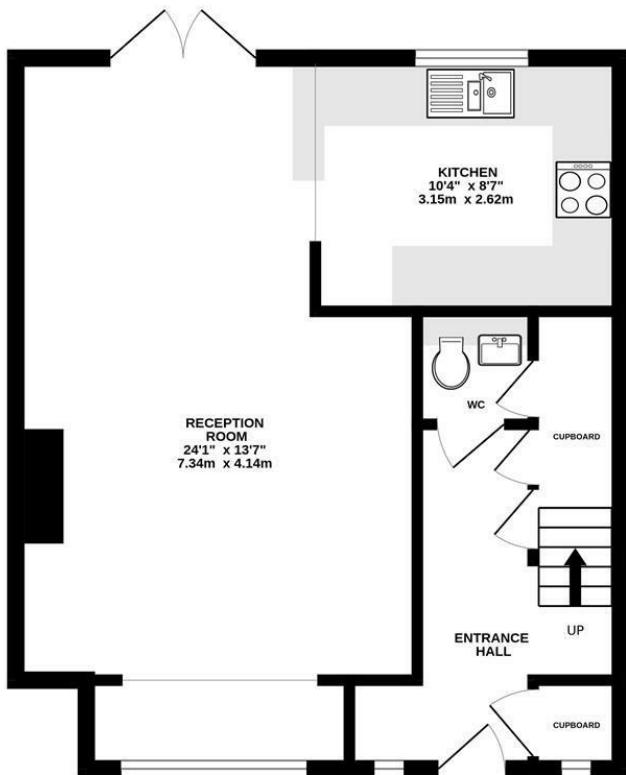
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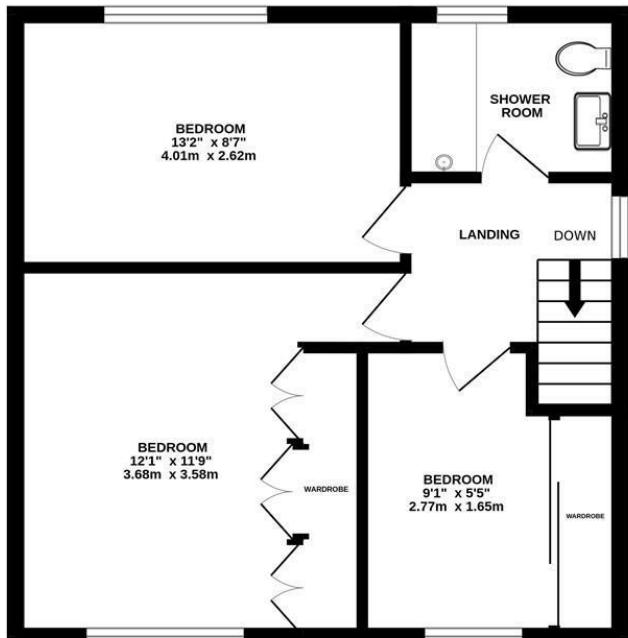




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.8 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: B

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			