



## **Yale Way, Hornchurch, RM12 4BD**

- Vacant with No Chain
- No Through Road Location
  - Terrace House
  - Three Bedrooms
- Off Road Parking & Garage en Bloc
  - West Facing Rear Garden
- 9 Min Walk to Elm Park Station (source: google maps)
  - Scope to Extend STPP

**£400,000 - Freehold - Council Tax: D**



# Yale Way

Hornchurch, RM12 4BD



## Entrance Hall

Double glazed UPVC entrance door, double glazed window. Smooth ceiling, wall light, radiator, stairs to first floor, laminate flooring.

## Reception Room

15'7 x 12'5 max sizes (4.75m x 3.78m max sizes) Double glazed window. Coving, dado rail, radiator, carpet.

## Kitchen/Dining Room

15'9 x 9'1 (4.80m x 2.77m) Double glazed sliding door and double glazed window to garden. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, four burner stainless steel gas hob, integrated oven beneath and overhead extractor hood, smooth ceiling, part tiled walls, wall mounted boiler, radiator, cupboard under stairs, laminate flooring.

## First Floor Landing

Access to loft, smooth ceiling, cupboard, carpet.

## Bedroom One

15'4 x 9'5 max sizes (4.67m x 2.87m max sizes) Double glazed window. Coving, radiator, carpet.

## Bedroom Two

9'5 x 7'7 (2.87m x 2.31m) Double glazed window. Coving, built in cupboard, radiator, carpet.

## Bedroom Three

9'11 x 6'7 max sizes (3.02m x 2.01m max sizes) Double glazed window. Coving, built in cupboard, radiator, carpet.

## Bathroom

7'10 x 5'5 (2.39m x 1.65m) Double glazed window. Suite comprising of bath with shower attachment to tap, also a separate overhead electric shower, glass folding screen, pedestal wash basing and low level wc, smooth ceiling, spotlights, tiled walls, heated towel rail, vinyl flooring.

## Rear Garden - West Facing

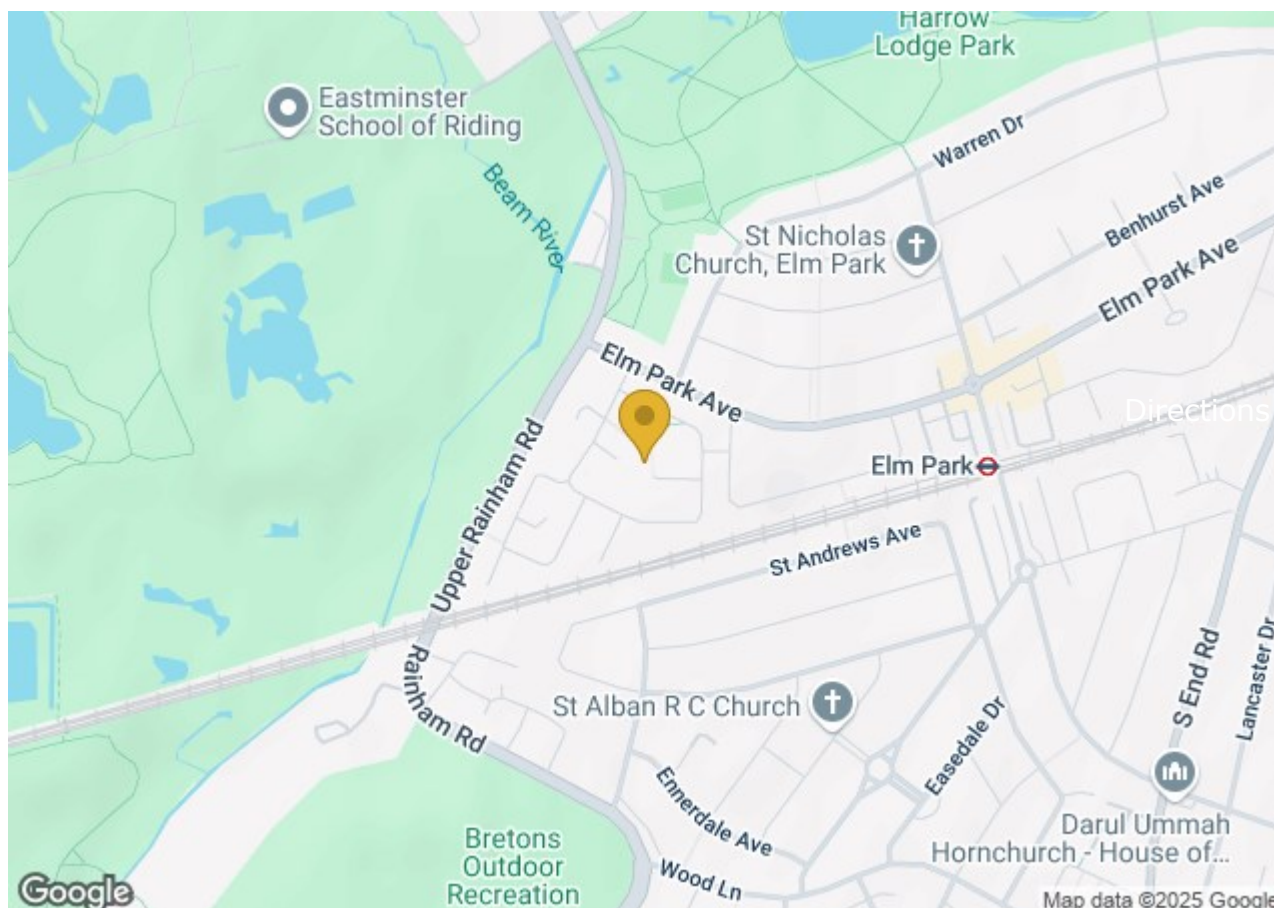
36' (10.97m) Crazy paved seating area to the direct rear of the property with the remainder mainly laid to lawn and some mature shrubs, outside tap, retractable awning.

## Parking

Block paved off road parking at the front of the property, accessible via a right of way over an adjacent driveway.

## Garage

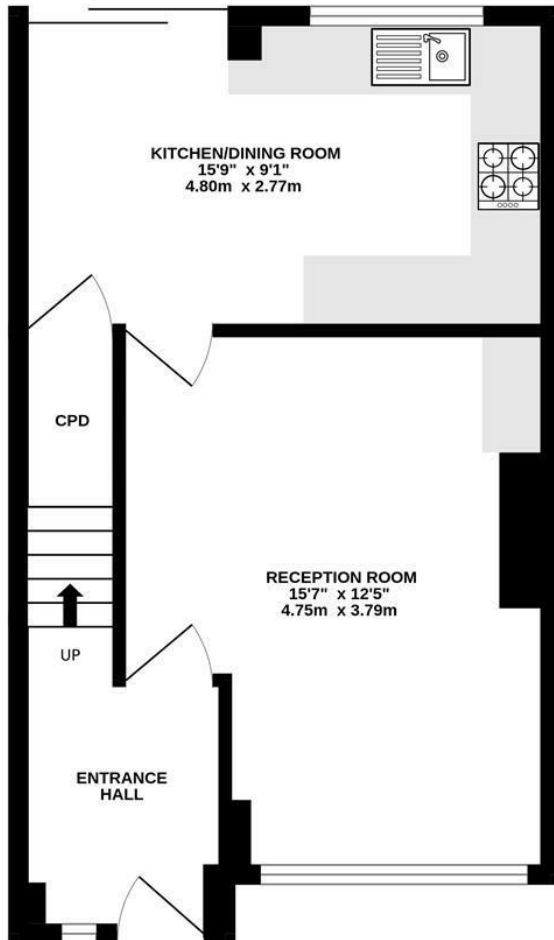
Garage en bloc, with up and over door.



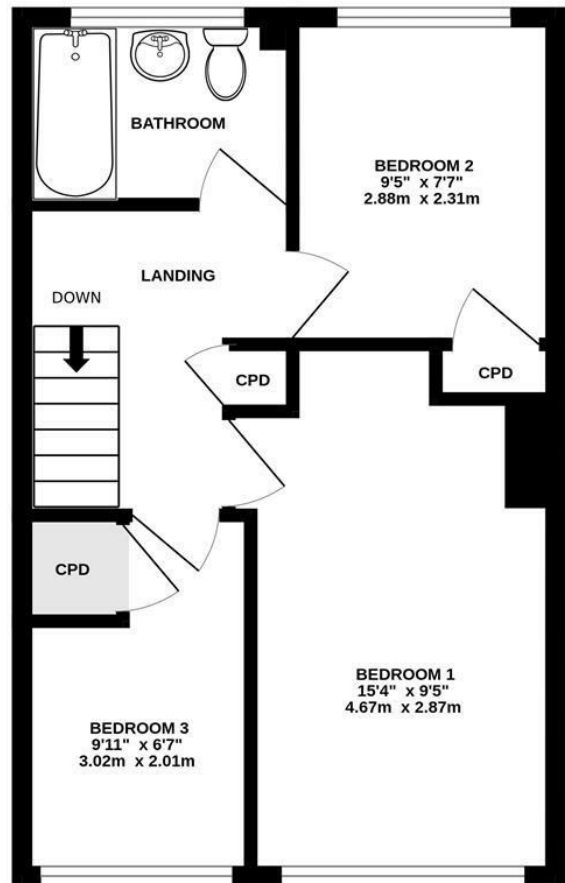




GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(91-91) <b>B</b>		
(69-80) <b>C</b>			(88-89) <b>C</b>		
(55-68) <b>D</b>			(75-83) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		