



Laburnum Avenue, Hornchurch, RM12 4HA

Fabulous opportunity to rent this refurbished three bedroom extended terraced home. The accommodation includes entrance hall, lounge, downstairs shower room, kitchen and dining room on the ground floor. Followed by a landing, three bedrooms and en suite to the first floor. Externally there is a 35ft rear garden. To the front there is a driveway with parking for 4 cars.

£2,150 PCM (per calendar month)
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent
Council tax Band - D

Laburnum Avenue

Hornchurch, RM12 4HA



Entrance Hall

Entrance door, laminate flooring, stairs to first floor.

Reception Room

12'6 x 12'4 (3.81m x 3.76m)

Double glazed window to front, spot lights, radiator, electric fire, under stairs cupboard, laminate flooring.

Kitchen/Breakfast Room

19'8 x 13'1 narrowing to 10'11 (5.99m x 3.99m narrowing to 3.33m)

Double glazed bi-fold doors to rear, two double glazed sky lights, radiator, wall and base units, electric hob, oven, microwave, extractor fan, microwave quartz worktops and splash backs, insert sink, plumbing for dishwasher and washing machine, boiler.

Ground Floor Shower Room

Extractor, spot lights, shower cubical, low level WC, vanity wash hand basin, heated towel rail, tiled walls and flooring.

Landing

Loft access, laminate flooring.

Bedroom One

12'3 x 9'9 (3.73m x 2.97m)

Double glazed window to front, spotlights, radiator, electric fire, laminate flooring.

En-suite

Shower cubicle, low level WC, vanity hand wash basin, tiled floor, tiled walls, heated towel rails, coved ceiling.

Bedroom Two

9' x 8'5 (2.74m x 2.57m)

Double glazed window to rear, spotlights, radiator, laminate flooring.

Bedroom Three

6'5 x 6'3 (1.96m x 1.91m)

Double glazed window to rear, spotlights, radiator, laminate flooring.

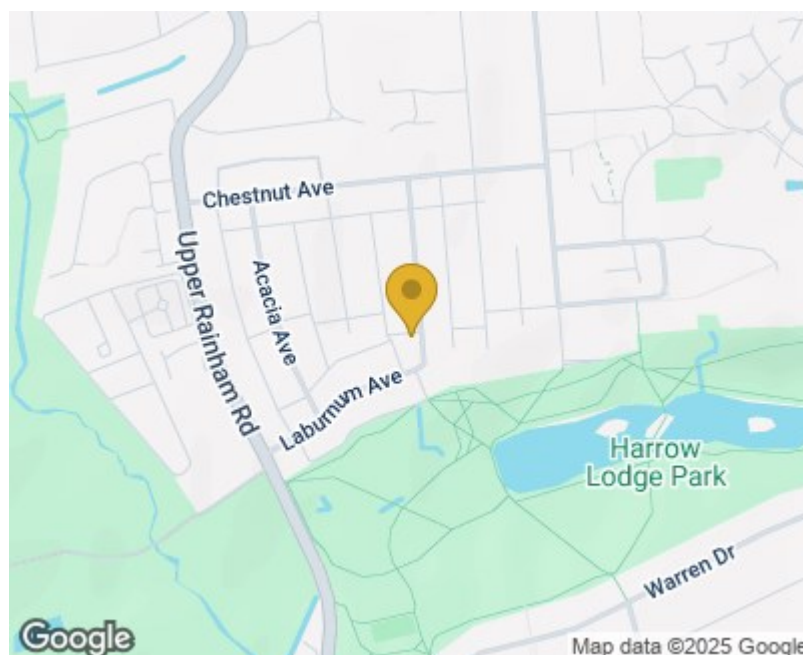
Garden

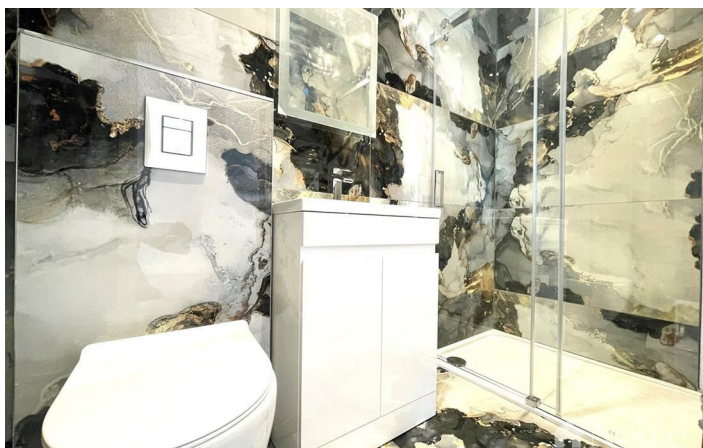
30ft (9.14mft)

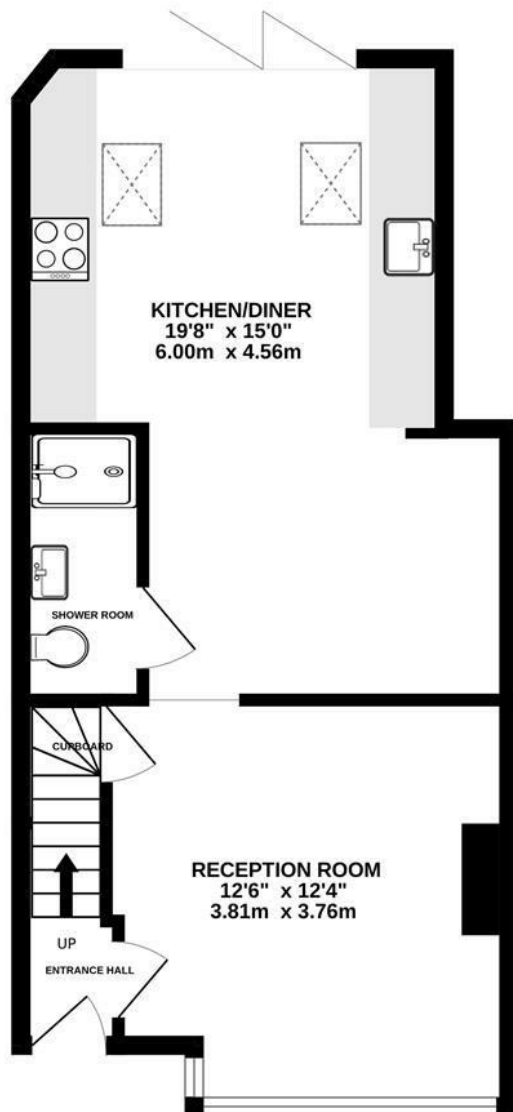
Mainly laid to lawn, outside tap, power, light.

Driveway

Driveway to front for four cars.





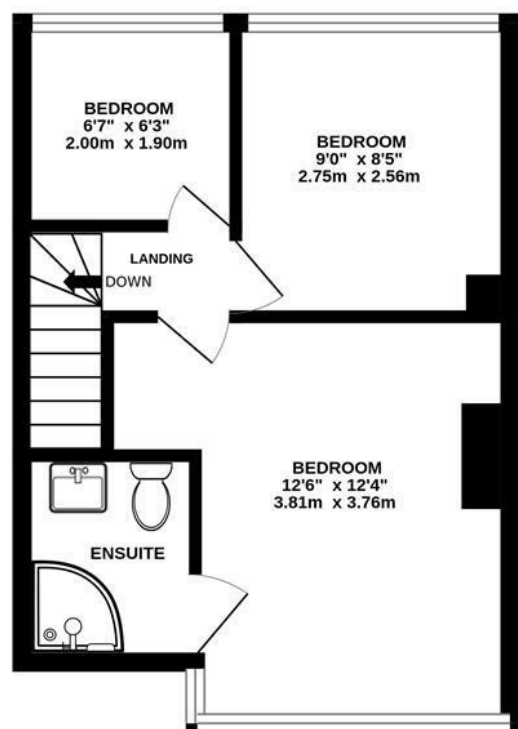


GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

