



Flamingo Walk

Hornchurch, RM12 5QP

- Three Bedrooms
- Conservatory
- Double Glazing
- Gas Central Heating
- Kitchen/Breakfast Room
- 36ft Rear Garden

Offers in Excess of £425,000 - Freehold - Council Tax: D

Flamingo Walk

Hornchurch, RM12 5QP



Entrance Hall

Entrance door, radiator, tiled flooring.

Lounge

18'9 x 12'7 (5.72m x 3.84m)

Double glazed window to front, gas fireplace, radiator, laminate flooring.

Kitchen/Breakfast Room

15'7 x 9'1 (4.75m x 2.77m)

Fitted with a range of wall and base units with granite work tops and inset sink. Fitted appliances include gas hob, oven, extractor, washing machine. Spot lights, tiled splashback, tiled flooring.

Conservatory

14'5 x 8'6 (4.39m x 2.59m)

Double glazed French doors to rear, double glazed windows to rear, radiator, tiled flooring.

Landing

Stairs to ground floor, cupboard.

Bedroom One

13'9 x 8'8 (4.19m x 2.64m)

Double glazed window to front, built in wardrobes, radiator, laminate flooring.

Bedroom Two

10'2 x 7'5 (3.10m x 2.26m)

Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three

10'3 x 6'7 (3.12m x 2.01m)

Double glazed window to front, radiator, laminate flooring.

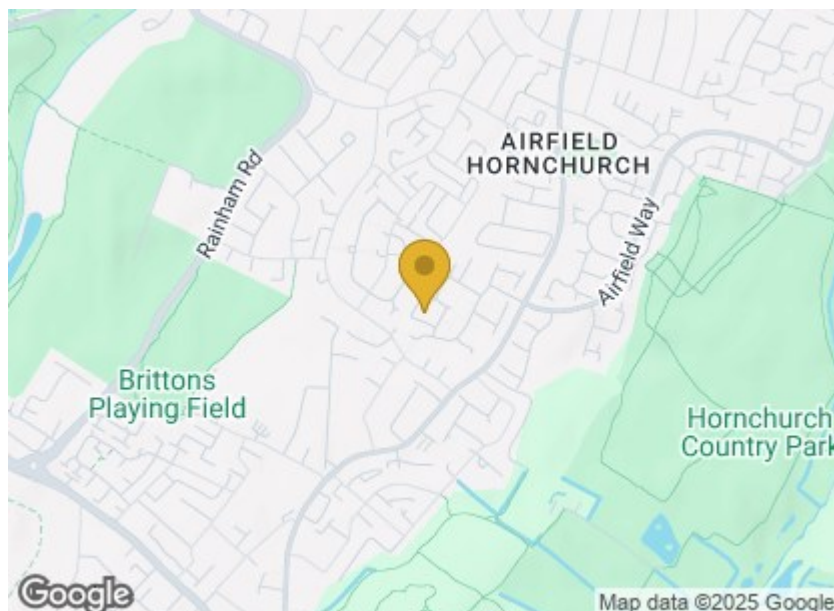
Bathroom

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, panelled bath with overhead shower, radiator, spot lights, tiled walls, tiled flooring.

Garden

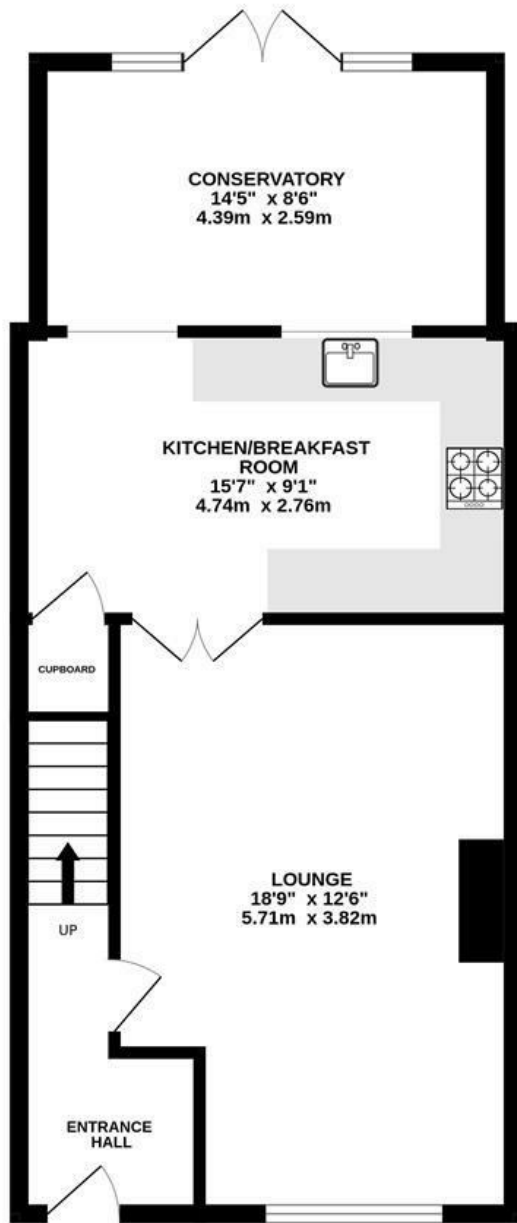
36' (10.97m)

Patio, outbuilding with power, rear access.

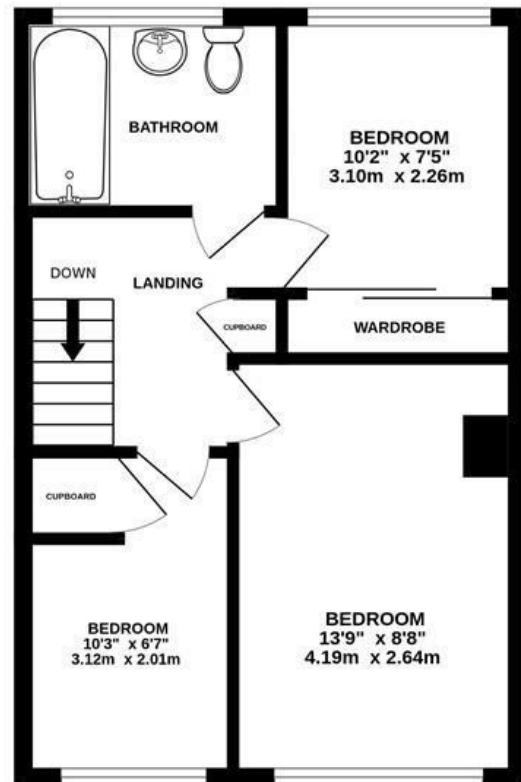




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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 | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |