



Alma Avenue, Hornchurch, RM12 6BP

- No Onward Chain
- Extended Semi Detached Bungalow
 - Two Bedrooms
- Open Plan Kitchen/Living Space with Bi-Folding Doors
 - New Roof With 10 Year Guarantee
 - Scope To Convert Loft STPP
- 60ft North-Westerly Facing Rear Garden
- 7 Min Walk to Hornchurch Station (source: google maps)

£475,000 - Freehold - Council Tax: D

Alma Avenue

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Hallway

Hardwood front door. Smooth ceiling, spotlights, hive heating control, radiator, engineered oak flooring. Hallway leads into: Open Plan Kitchen/Living Space

Open Plan Kitchen/Living Space

23'11 x 18'10 max sizes (7.29m x 5.74m max sizes) Double glazed bi-folding doors to rear garden and roof lantern. Range of grey base and eye level wall cabinets with quartz worktops with upstands, large island with quartz top and electric hob with pan pull out drawers beneath, stainless steel sink with draining board cut into quartz, integrated oven, integrated family size dishwasher, integrated washing machine, integrated fridge/freezer, smooth ceiling, spotlights, radiator, engineered oak flooring.

Bedroom One

14'6 x 10'6 max sizes (4.42m x 3.20m max sizes) Double glazed bay window. Smooth ceiling, wall lights, radiator, carpet.

Bedroom Two

11'7 x 5'6 (3.53m x 1.68m) Double glazed window. Smooth ceiling, spotlights, radiator, wall mounted boiler, carpet.

Shower Room

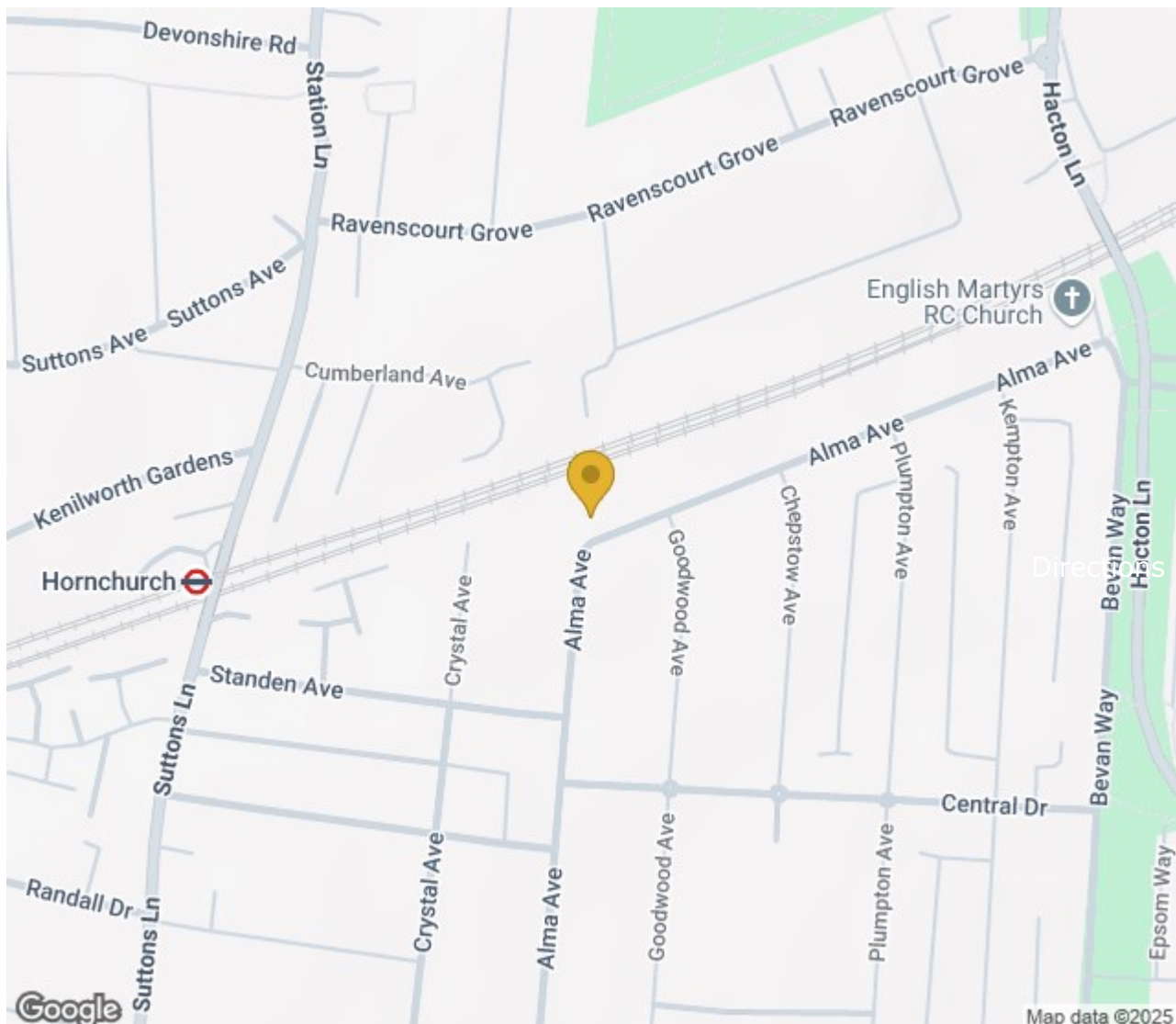
6'3 x 5'6 (1.91m x 1.68m) Double glazed oriel window. Suite comprising of walk in shower with glass screen, sink with cupboard beneath, low level wc, smooth ceiling, spotlights, extractor, part tiled walls, quartz window sill, radiator, tiled floor.

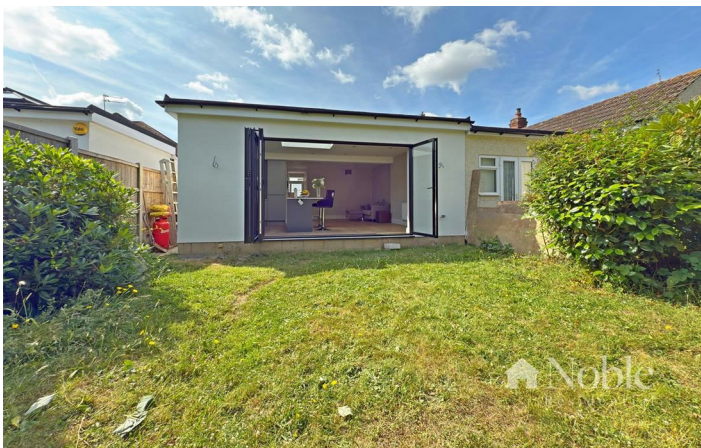
Rear Garden - North-Westerly Facing

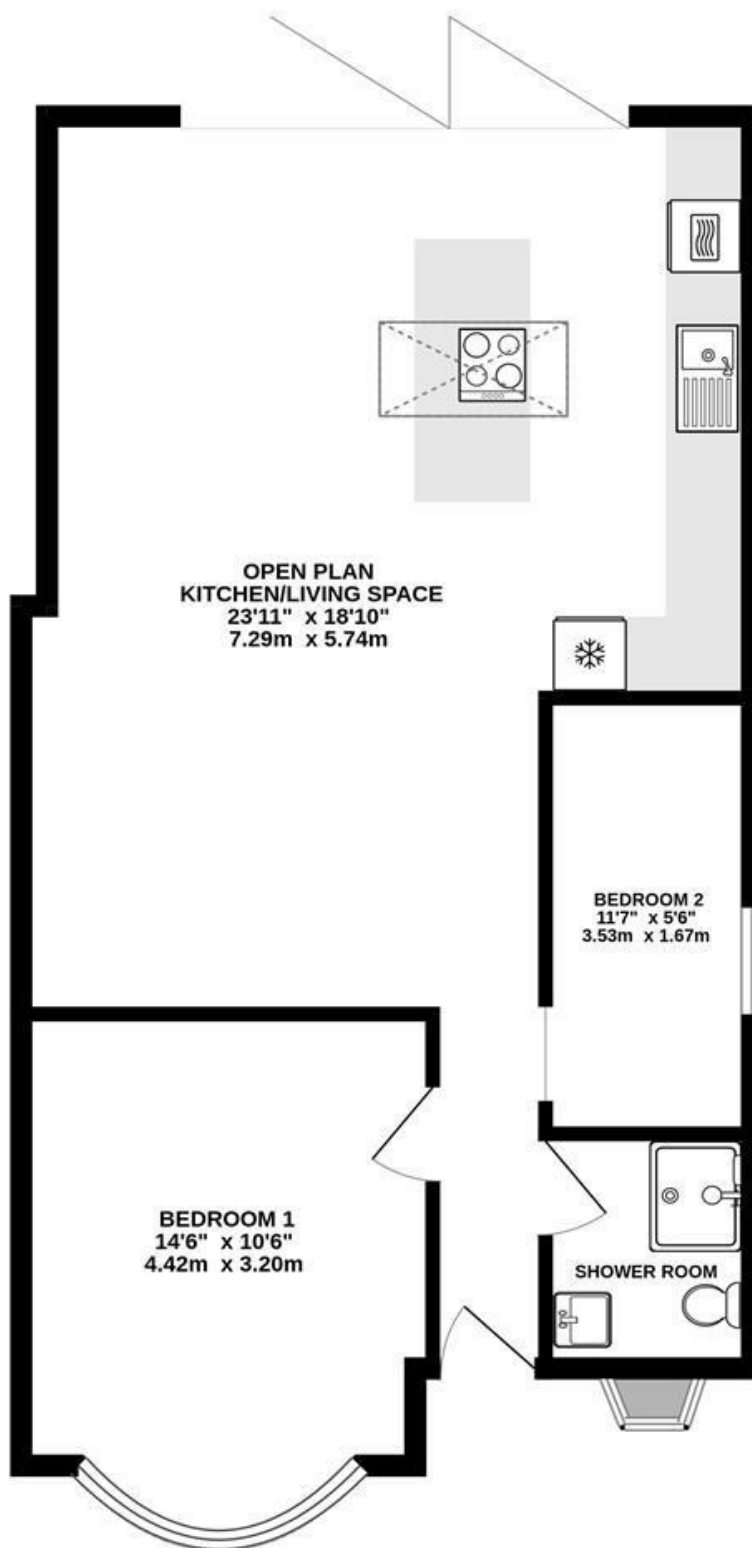
60' approx. (18.29m approx) Mainly laid to lawn with mature shrubs, pedestrian side access. Masonry built shed in need of attention.

Parking

Street parking only. Scope for off road parking subject to planning permission and dropped kerb installation from local authority.







TOTAL FLOOR AREA : 674 sq.ft. (62.6 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

