Noble
Residential

Strathmore Gardens

Hornchurch, RM12 4BQ

- Guide Price - £450,000 to £475,000
- Three Bedrooms
- Open Plan Kitchen/Diner
- Double Glazing
- Gas Central Heating
- 90ft Garden
- Driveway
- Conservatory

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Entrance Hall
15'6 x 5'3 (4.72m x 1.60m)
Entrance door, radiator, laminate flooring, stairs to
first floor, understairs cupboard.

Reception Room
14'2 x 12'2 (4.32m x 3.71m)
Double glazed window to front, radiator, laminate
flooring, gas fire place.

Kitchen/Diner
17'9 x 12' (5.41m x 3.66m)
Double glazed window to rear, double glazed door to
rear, wall and base units, single drainer sink, space for
cooker and fridge freezer, cupboard housing boiler,
tiled flooring.

Conservatory
15'1 x 9'7 (4.60m x 2.92m)
Double glazed window to rear, double glazed door to
rear, laminate flooring.

Landing
Loft access, carpet.

Bedroom One
14'5 x 10'6 (4.39m x 3.20m)
Double glazed window to front, laminate flooring,
radiator, built in wardrobe.

Bedroom Two
12'1 x 11'5 (3.68m x 3.48m)
Double glazed window to rear, carpet, radiator, gas
fire place, built in wardrobe.

Bedroom Three
8'5 x 7' (2.57m x 2.13m)
Double glazed window to front, radiator, laminate
flooring.

Bathroom
6' x 6' (1.83m x 1.83m)
Frosted double glazed window to rear, vanity wash
hand basin, panelled bath with over head shower, low
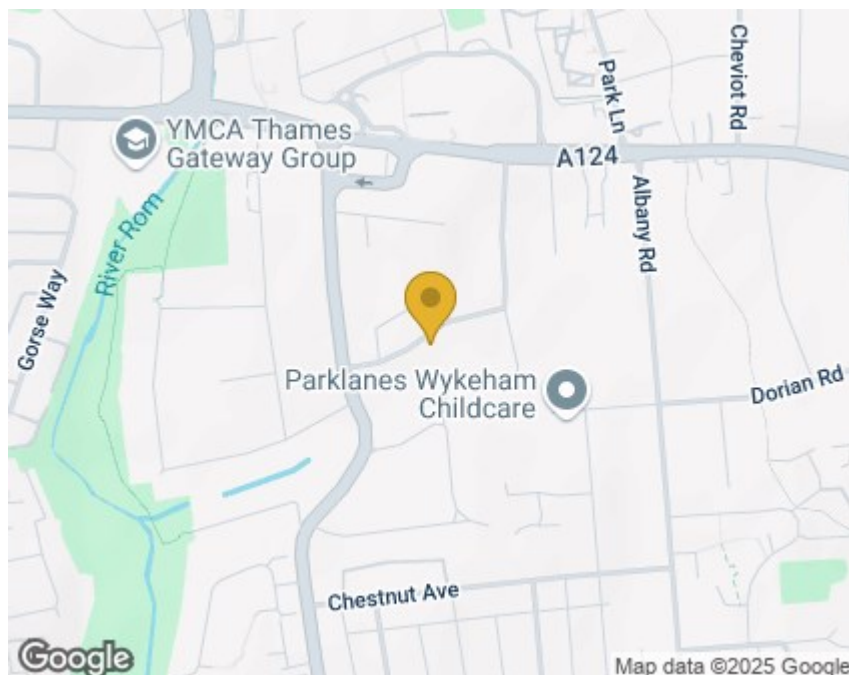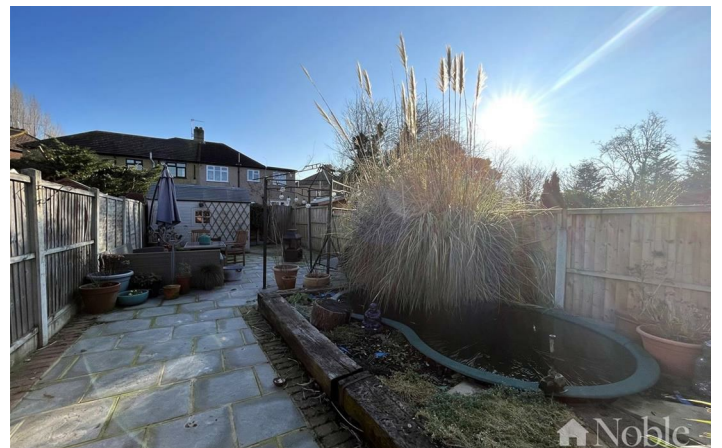level WC, tiled flooring, part tiled walls, heated towel
rail.

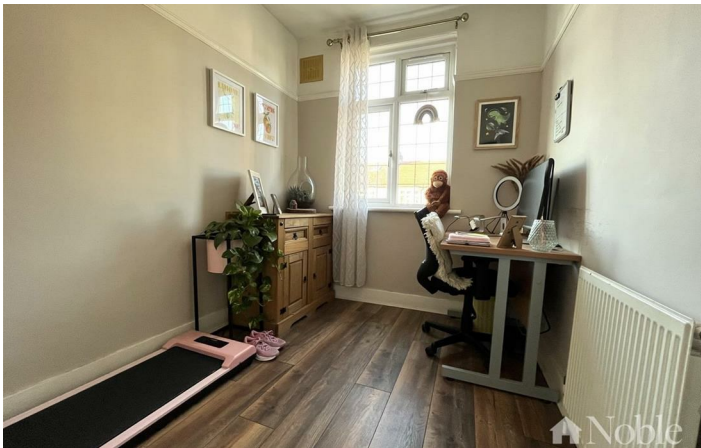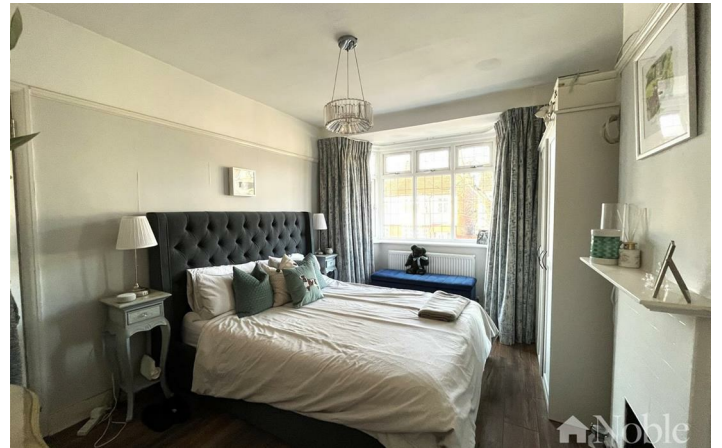### Garden
90' (27.43m)
All paved, shed, back access.

Parking
Driveway to the front for two cars.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

CONSERVATORY
17'9" x 9'7"
5.41m x 2.92m

CUPBOARD

KITCHEN/DINER
17'9" x 13'3"
5.41m x 4.03m

STORAGE

RECEPTION ROOM
14'6" x 12'2"
4.41m x 3.71m

ENTRANCE HALL UP

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

BATHROOM

BEDROOM
13'3" x 11'9"
4.03m x 3.59m

HALLWAY DOWN

WARDROBE

WARDROBE

BEDROOM
14'6" x 12'2"
4.42m x 3.71m

BEDROOM
8'5" x 5'7"
2.57m x 1.71m

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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