



Hyland Close, Hornchurch, RM11 1DX

Guide Price £850,000 - £900,000

Nestled in the desirable area of Hyland Close, Hornchurch, on a plot exceeding 1/3 of an acre is this impressive semi-detached home offers a perfect blend of space and comfort for family living. Spanning an expansive 2,243 square feet, the property boasts four reception rooms and five bedrooms. Further benefits include two modern bathrooms, utility room and kitchen/diner. Externally there is a driveway and garage and a rear garden measuring 165' x 164'.

Guide Price £850,000 - £900,000 - Freehold - Council Tax: F

Hyland Close

Hornchurch, RM11 1DX



Entrance Porch

Entrance door, double glazed windows to front and side, tiled flooring.

Entrance Hall

Door to porch, understair cupboard, stairs to first floor, radiator, coved ceiling, Amtico flooring.

Utility Room

7'7 x 5'11 (2.31m x 1.80m)

Stainless steel single drainer sink, wall and base units, plumbing for washing machine, tiled flooring.

Reception Room One

15'3 x 12'10 (4.65m x 3.91m)

Double glazed bay window to front, feature fire surround, radiator, coved ceiling, laminate flooring.

Reception Room Two

12'4 x 11'2 (3.76m x 3.40m)

French doors to kitchen/diner, feature fire surround, radiator, coved ceiling, laminate flooring.

Reception Room Three

14'11 x 8'9 at max (4.55m x 2.67m at max)

Double glazed window to front, cupboard, radiator, coved ceiling, laminate flooring.

Reception Room Four

irregular shape 24' x 22'6 at max (irregular shape 7.32m x 6.86m at max)

Double glazed double doors to rear, access to garage, two radiators, coved ceiling, laminate flooring.

Kitchen/Diner

27'8 x 22'7 narrowing to 10'2 (8.43m x 6.88m narrowing to 3.10m)

Two double glazed windows to rear, part double glazed door to rear, wall and base units, single drainer sink, gas cooker point, dishwasher, boiler, tiled walls, radiator, tiled flooring.

Ground Floor Bathroom

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, walk in shower enclosure, bath, heated towel rail, tiled walls, tiled flooring.

Landing

Loft access, coved ceiling, carpet.

Bedroom One

15'3 x 11'9 (4.65m x 3.58m)

Double glazed bay window to front, radiator, coved ceiling, carpet.

Bedroom Two

12'5 x 11'3 (3.78m x 3.43m)

Double glazed window to rear, feature fire surround, radiator, coved ceiling, carpet.

Bedroom Three

13'7 x 8'3 at max (4.14m x 2.51m at max)

Frosted double glazed window to side, fitted wardrobes, radiator, coved ceiling, carpet.

Bedroom Four

10'1 x 8' (3.07m x 2.44m)

Double glazed window to rear, radiator, coved ceiling, laminate flooring.

Bedroom Five

7'11 x 7'2 (2.41m x 2.18m)

Double glazed bay window to front, fitted bedroom furniture, radiator, coved ceiling, laminate flooring.

Bathroom

Frosted double glazed window to rear, low level WC, wash hand basin, shower cubicle, roll top bath, heated towel rail, coved ceiling, tiled walls, tiled flooring.

Garden

165' x 156' at widest (50.29m x 47.55m at widest)

Decked area leading to lawn, outside lighting and tap, shed.

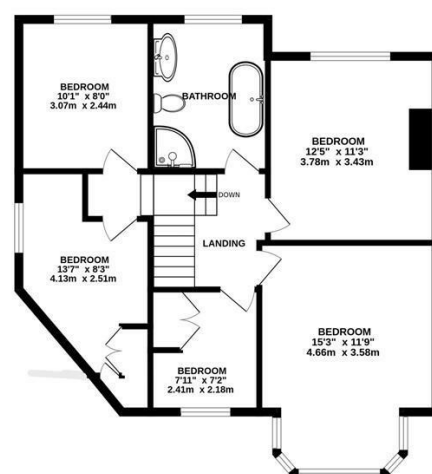
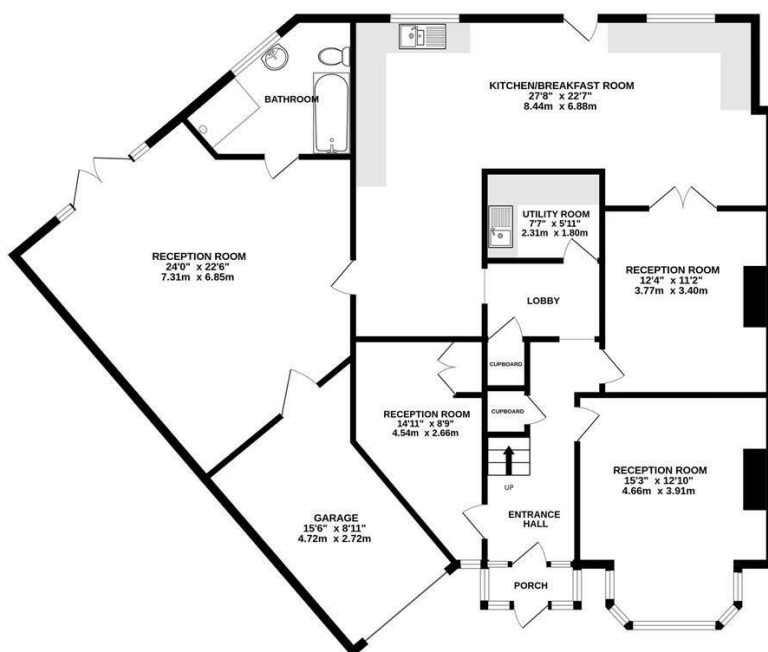
Driveway & Garage

15'6 x 8'11 (4.72m x 2.72m)

Driveway to front for three cars, garage.







TOTAL FLOOR AREA : 2243 sq.ft. (208.3 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: F
Tenure: Freehold

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