



Aldwych Close, Hornchurch, RM12 4JX

- Available on 1st December
- Two Families Sharing Accepted
 - Six Bedrooms
 - Four Bathroom Facilities
 - Off Road Parking
- South Facing Garden with Outbuilding
 - Cul-de-Sac Location
- 20 Min Walk to Elm Park Station (source: google maps)

£4,000 PCM (per calendar month) PCM
Tenant Fees: page 4 - Council Tax Band: E

Aldwych Close

Hornchurch, RM12 4JX



Entrance Hall

Entrance door, double glazed windows. Smooth ceiling, coving, cupboard, hardwood flooring.

Ground Floor WC

Double glazed window. Low level wc, wall mounted basin, part tiled walls, hardwood flooring.

Reception Room

21'2 x 11'11 (6.45m x 3.63m)

Smooth ceiling, spotlights, coving, wall lights, hardwood flooring, underfloor heating.

Breakfast Room

9'2 x 8'9 (2.79m x 2.67m)

Double glazed patio doors and windows to rear garden. Hardwood flooring, underfloor heating.

Kitchen

12'4 x 9'2 (3.76m x 2.79m)

Double glazed window. Range of gloss white base and eye level wall cabinets with LED lighting, white quartz worktops, white quartz upstands, two integrated ovens, wine rack, stainless steel five burner gas hob, overhead extractor, 1.5 bowl composite sink unit, American style fridge/freezer and dishwasher which can remain if needed, smooth ceiling, spotlights, coving, hardwood flooring, underfloor heating.

Office

11' x 10'1 max sizes (3.35m x 3.07m max sizes)

Double glazed window. Smooth ceiling, cupboard housing boiler, hardwood flooring, underfloor heating.

Bedroom

15'9 x 7'5 max sizes (4.80m x 2.26m max sizes)

Double glazed window to two aspects, skylight. Smooth ceiling, spotlights, coving, hardwood flooring.

First Floor Landing

Double glazed window. Coving, laminate flooring.

Bedroom

9'9 x 6'4 max sizes (2.97m x 1.93m max sizes)

Double glazed window. Smooth ceiling, coving, radiator, laminate flooring.

Bedroom

13'1 x 6'6 (3.99m x 1.98m)

Double glazed window. Smooth ceiling, coving, radiator, laminate flooring.

Bedroom

13'2 x 8'11 (4.01m x 2.72m)

Double glazed window. Smooth ceiling, coving, radiator, laminate flooring.

Room

10'8 x 10'2 max sizes (3.25m x 3.10m max sizes)

Stairs to second floor, storage cupboard under stairs. Smooth ceiling, coving, laminate flooring. Arch to Bedroom.

Bedroom

11'9 x 8'11 max sizes (3.58m x 2.72m max sizes)

Double glazed window. Spotlights, coving, enclosed shower, wash basin, radiator, laminate flooring.

Bathroom

6'8 x 6'6 (2.03m x 1.98m)

Double glazed window. Walk in shower with waterfall and handheld heads, wall mounted wash basin, low level wc, smooth ceiling, spotlights, LED stair lights, extractor, tiled walls, heated towel rail, tiled floor.

Second Floor Landing

Double glazed window. Smooth ceiling, spotlights, carpet.

Bedroom

17'9 x 15'9 max sizes (5.41m x 4.80m max sizes)

Double glazed double doors with Juliet balcony, two skylights. Smooth ceiling, spotlights, eaves storage, radiator, feature bath with porcelain tiled area, carpet.

Ensuite

8'3 x 5'2 (2.51m x 1.57m)

Skylight. Suite comprising of enclosed shower with waterfall and handheld heads, wash basin with drawer beneath, low level wc, smooth ceiling, spotlights, tiled walls, extractor, heated towel rail, porcelain tiled floor.

Rear Garden - South Facing

Mainly laid to lawn, tree and shrubs, two hardstanding seating areas with pergolas. Pedestrian side gate access and area with two sheds.

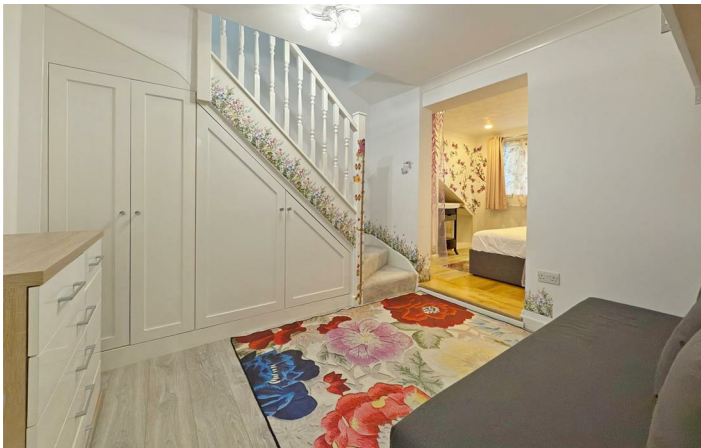
Outbuilding

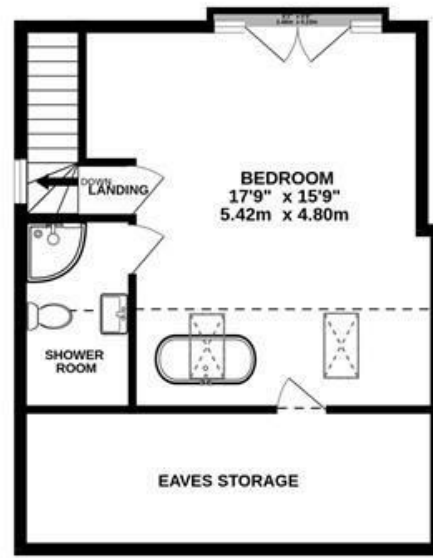
22'6 x 9'5 max sizes (6.86m x 2.87m max sizes)

Two sets of double glazed bi-folding doors. Smooth ceiling, spotlights, base units with worktop, overhead extractor, large jacuzzi bath with overhead shower, low level wc, wash basin, tiled floor.

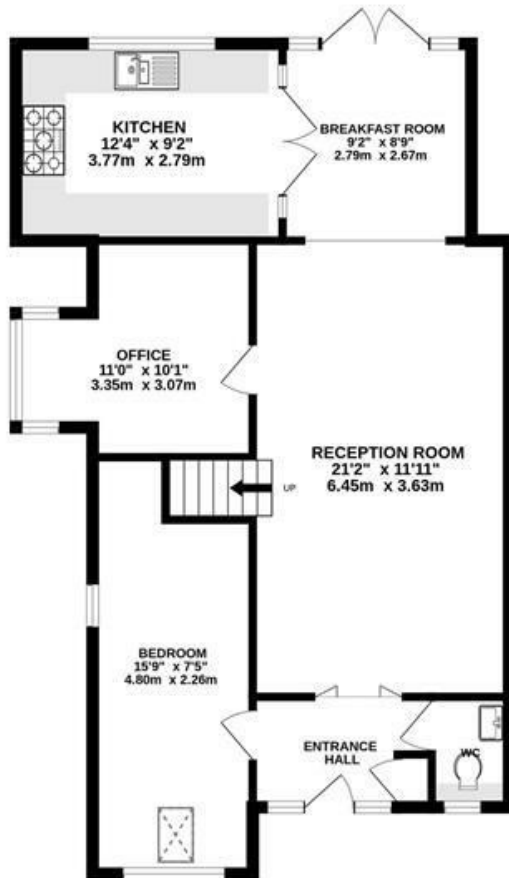
Parking

Block paved off road parking for several vehicles.

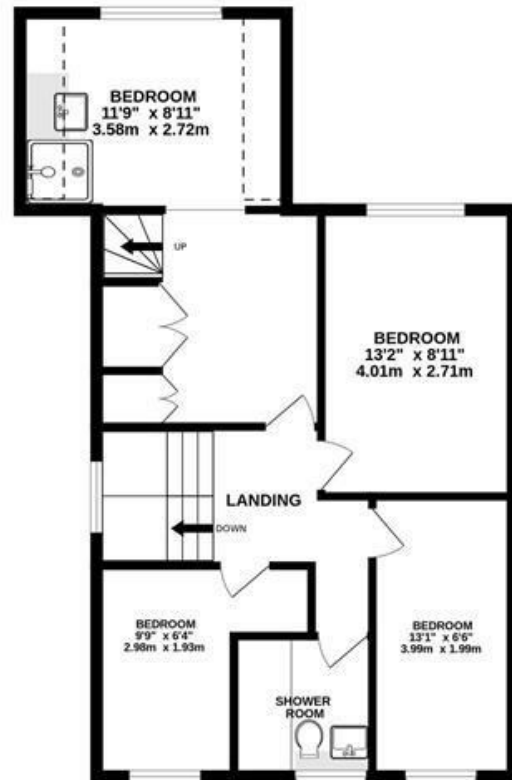




2ND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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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Tenant Fees:

Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.

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	