



Trustons Gardens, Hornchurch, RM11 1ED

- No Onward Chain
- Cul-de-Sac Location
- Semi Detached House
- Two Double Bedrooms
- Off Road Parking for Several Vehicles
- 22 Min Walk to Romford Station (source: google maps)
 - 110ft South-Easterly Facing Rear Garden
 - First Floor Bathroom & Ground Floor Toilet

£475,000 - Freehold - Council Tax: C

Trustons Gardens

Hornchurch, RM11 1ED



Entrance Hall

Entrance door. Smooth ceiling, spotlights, radiator with thermostatic valve, stairs to first floor, laminate flooring.

Ground Floor Toilet

Double glazed window. Smooth ceiling, spotlight, toilet with sink on top of cistern, laminate flooring.

Lounge

15'11 x 11'6 (4.85m x 3.51m)

Double glazed windows to two aspects. Smooth ceiling, spotlights, radiator with thermostatic valve, laminate flooring.

Kitchen/Breakfast Room

13'1 x 11'1 (3.99m x 3.38m)

Two double glazed windows to one aspect, double glazed door to a second aspect. Range of gloss white base and eye level wall cabinets with black worktops, under cupboard lighting, breakfast bar, integrated full size dishwasher, part tiled walls, over head extractor hood, smooth ceiling, spotlights, radiator with thermostatic valve, storage cupboard, tiled floor.

First Floor Landing

Two double glazed windows. Smooth ceiling, spotlights, access to loft, two cupboards with one housing Vaillant boiler, carpet.

Bedroom One

13'1 x 11'1 max sizes (3.99m x 3.38m max sizes)
Double glazed window. Smooth ceiling, spotlights, radiator with thermostatic valve, carpet.

Bedroom Two

12'5 x 10'1 max sizes (3.78m x 3.07m max sizes)
Double glazed window. Smooth ceiling, spotlights, radiator with thermostatic valve, carpet.

Shower Room

7'4 x 5'5 (2.24m x 1.65m)

Double glazed window. Suite comprising of walk in shower with glass screen, wash basin with drawer beneath and low level WC. Smooth ceiling, spotlights, extractor, part tiled walls, tiled floor.

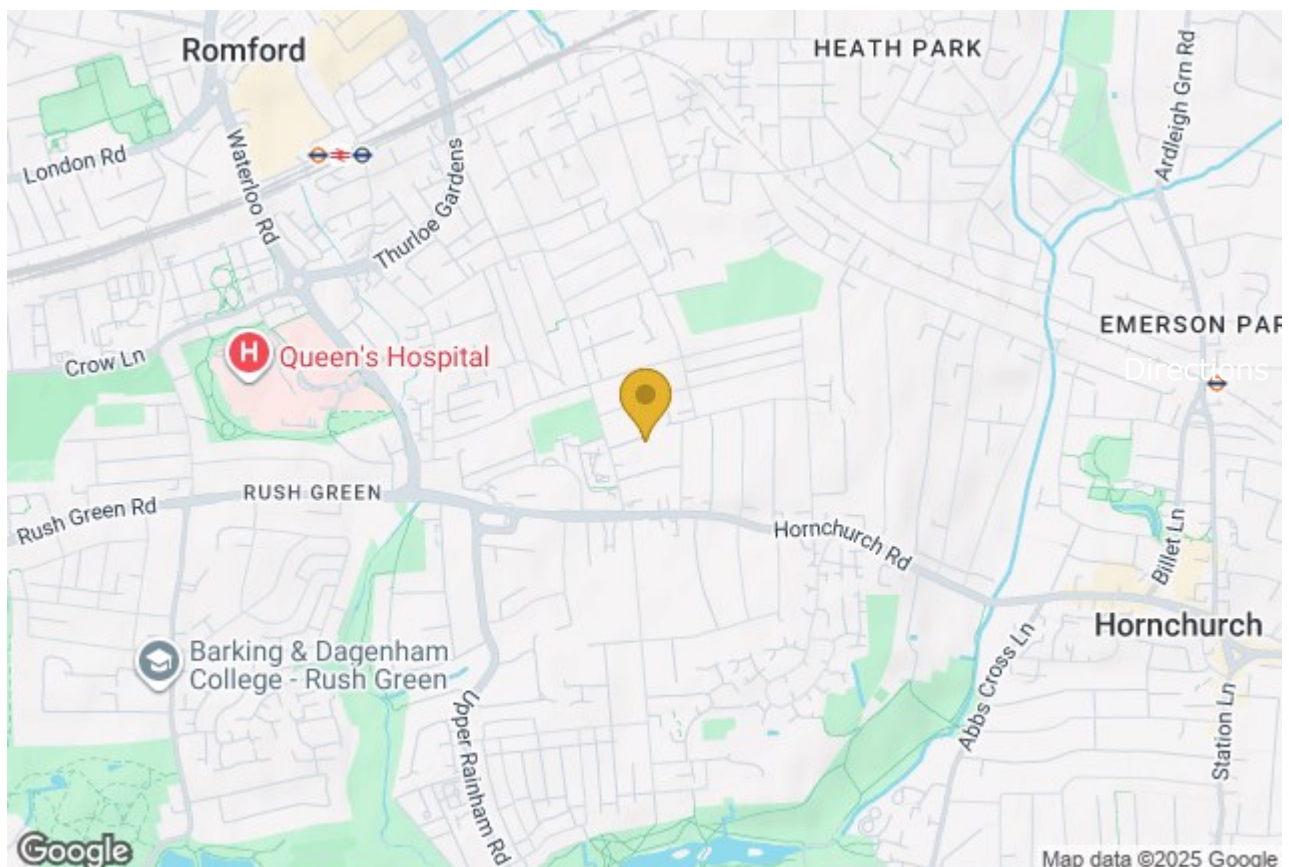
Rear Garden - South-Easterly Facing

110' (33.53m)

Pedestrian side gate access, there is an area for storage to the side. The first half of the garden consists of a hardstanding and decked seating area, with the remainder mainly laid to lawn, flower beds and pond. The second half of the garden which is fenced off consists of a pond, rockery and sheds, the seller can fill the pond in if a buyer does not want a pond.

Parking

To the front there is crazy paved off road parking for several vehicles via dropped kerb. There is scope to extend the off road parking further.







TOTAL FLOOR AREA : 776 sq.ft. (72.1 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: C
Tenure: Freehold

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