



## Chestnut Avenue

Hornchurch, RM12 4HW

Guide Price £425,000 - £450,000. An extended three bedroom terraced home within a 17 minute walk of Elm Park Station (source: google maps). The accommodation includes entrance porch, hallway, lounge, an extended kitchen/breakfast room opening into dining area/additional reception area. The first floor, three bedrooms and bathroom. Externally there is a driveway to the front for two cars, a 60ft rear garden with a detached double garage to the end of the garden currently utilised as storage/outbuilding.

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## Entrance Porch

Part double glazed door to front, double glazed windows to front and side.

## Entrance Hall

Door to porch, laminate flooring, radiator, stairs to first floor, under stairs cupboard.

## Reception Room

11'8 x 11'6 (3.56m x 3.51m)

Double glazed window to front, laminate flooring, radiator with cove.

## Kitchen/Breakfast Room

15'10 x 14'4 narrowing to 6'7 (4.83m x 4.37m narrowing to 2.01m)

Double glazed window to rear, double glazed french doors to rear, vinyl flooring, wall and base units, gas hob, oven and extractor, stainless steel single drainer sink, plumbing for washing machine, part tiled walls.

## Dining Area/Additional Reception Area

10'1 x 9'10 (3.07m x 3.00m)

Open plan to kitchen/breakfast room, laminate flooring.

## Landing

Loft access, carpet.

## Bedroom One

12'1 x 11' (3.68m x 3.35m)

Double glazed window to front, carpet, radiator, fitted slide robes.

## Bedroom Two

9'11 x 8'7 to robes (3.02m x 2.62m to robes)

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

## Bedroom Three

6'6 x 5'11 (1.98m x 1.80m)

Double glazed window to front, laminate flooring, radiator, built in wardrobe.

## Bathroom

Frosted double glazed window to rear, paneled bath with shower over, low level WC, vanity wash hand basin, vinyl flooring, heated towel rail, tiled walls.

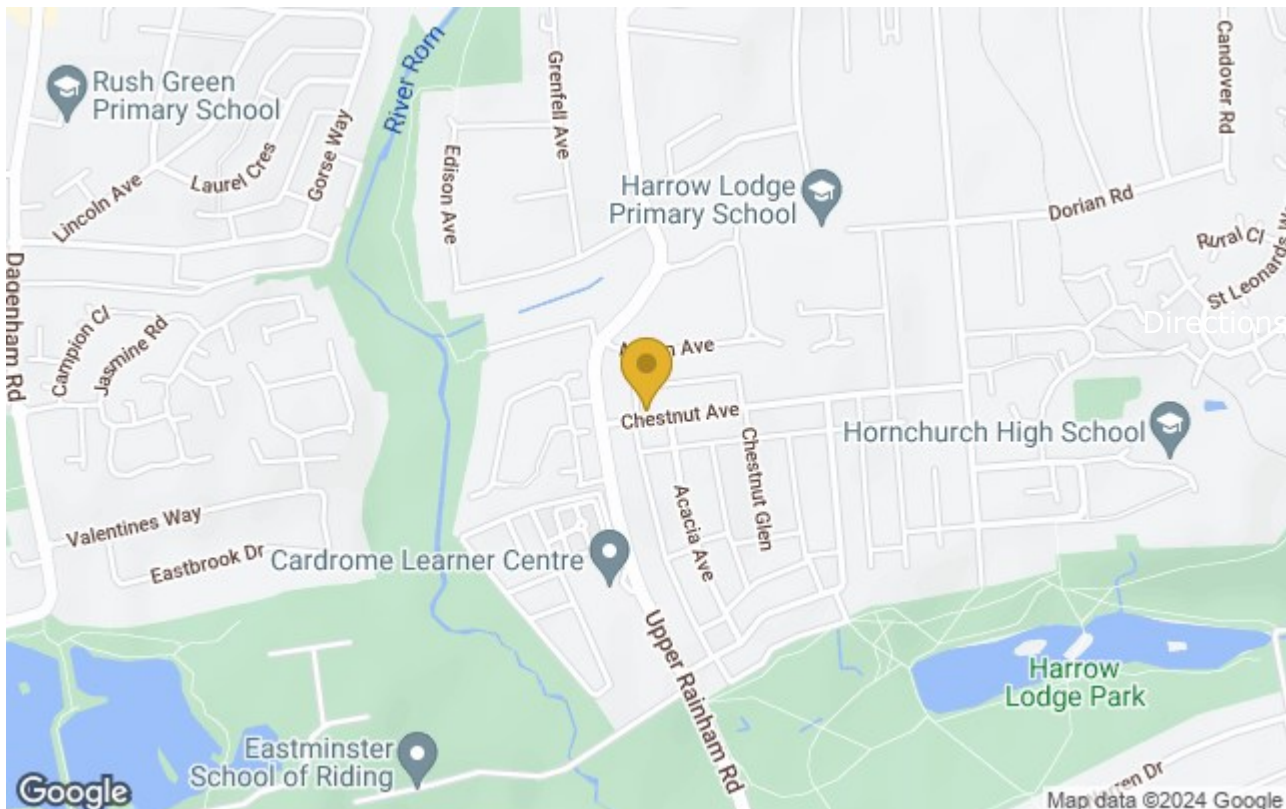
## Garden

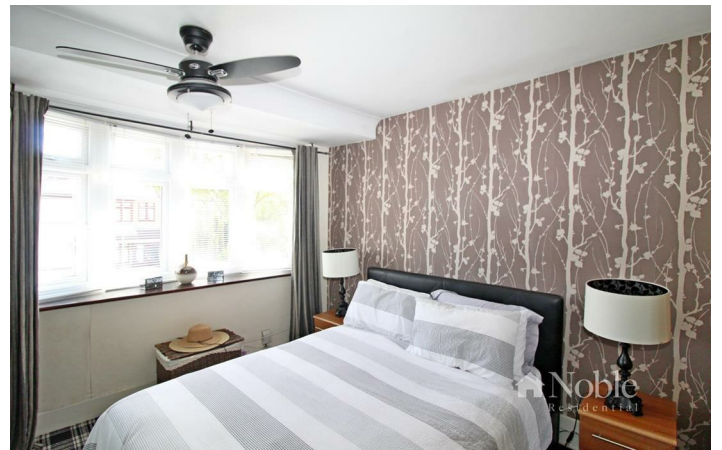
60' (18.29m)

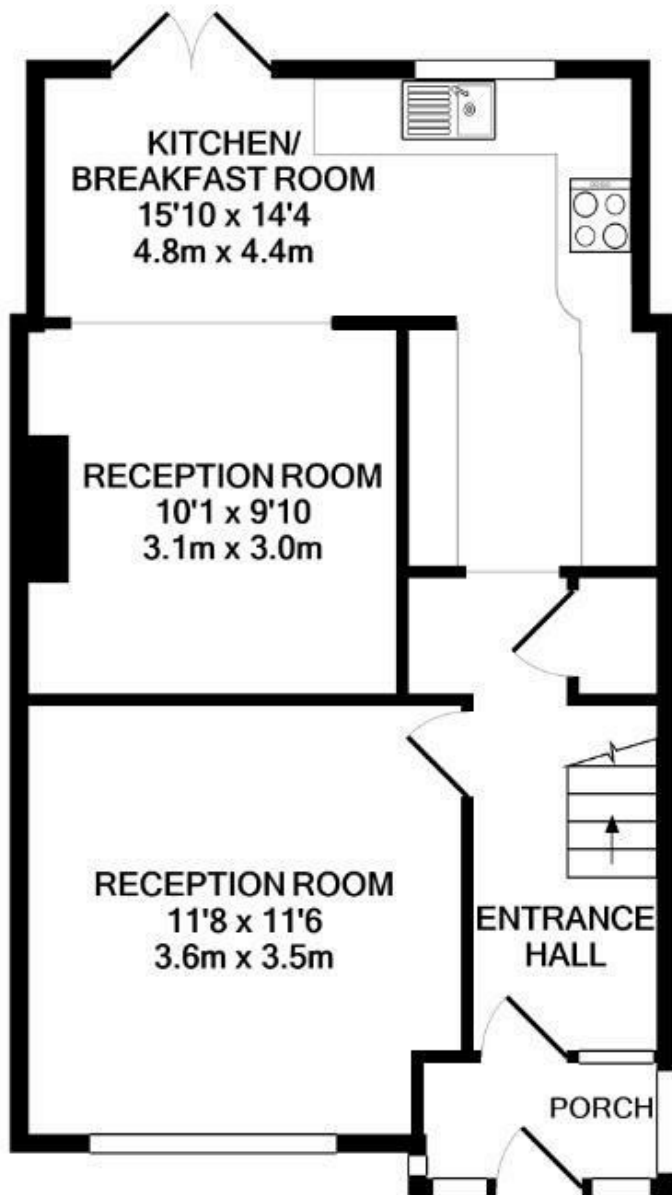
Patio area, mainly laid to lawn, shed, access to garage/outbuilding.

## Parking/Garage

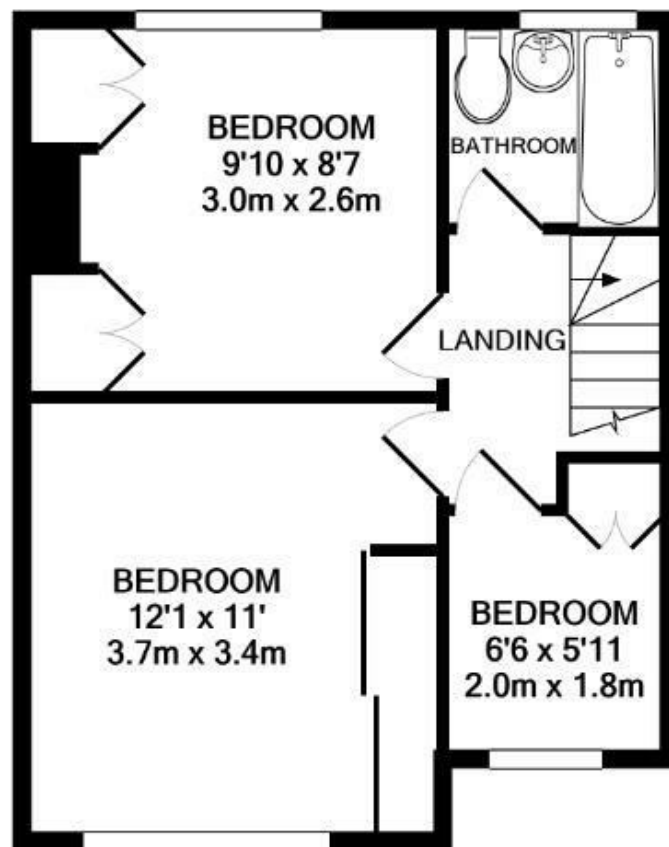
Driveway to front for two cars. Double detached garage to rear currently used as an outbuilding with power and light.







GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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