



Southend Arterial Road, Hornchurch RM11 2SQ

welcome to

Southend Arterial Road, Hornchurch

IDEAL FOR COMMUTERS!! An EXTENDED and very well presented THREE BEDROOM detached family home located within easy reach of all road links and Elizabeth Line Stations.

Also within walking distance of OUTSTANDING Ofsted Schools for both Primary and Secondary.

Entrance Porch

UPVC Double Glazed French Doors, Brick Built, Tiled Floor

12' 8" x 9' 1" (3.86m x 2.77m)

UPVC Double Glazed Bay Window to Front Aspect, Carpet, Built in Wardrobes, Blinds, Radiator

Entrance Hall

UPVC Double Glazed Window to Side Aspect, Carpet, Under Stairs Storage, Radiator

Bedroom Three

7' 5" x 6' 6" (2.26m x 1.98m)

UPVC Double Glazed Window to Front Aspect, Carpet, Radiator

Lounge / Dining Room

26' 5" Into Bay x 10' 5" Into Recess (8.05m Into Bay x 3.17m Into Recess)

UPVC Double Glazed Bay Window, Carpet, Feature Fireplace with Gas Fire, 2 x Radiators, Wooden French Doors to Dining Area

Bathroom

UPVC Double Glazed Frosted Window to Rear Aspect, Fully Tiled, Bath with Mains Shower, Vanity Sink, Low/Level Flush WC, Heated Towel rail, Loft Access

Dining Area

17' 2" x 9' 7" Plus Door Recess (5.23m x 2.92m Plus Door Recess)

UPVC Double Glazed French Doors to Garden, Tiled Floor, 2 x Radiators

Front Garden

Block Paved Path, Lawn, Flower Beds, Side Access

Kitchen

21' Plus Door Recess x 6' (6.40m Plus Door Recess x 1.83m)

UPVC Double Glazed Door 7 Windows to Garden, Fully Tiled, Spot Lights, Series of High & Low Level Units, Double Oven, Induction Hob, Integrated Dishwasher & Fridge, Washing Machine Space, Tumble Dryer Space, Extractor Fan

Rear Garden

Sand Stone Raised Patio, Laid to Lawn, Flower Beds, Outside Tap, Side & Rear Access

Landing

UPVC Double Glazed Window to Side Aspect, Carpet

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

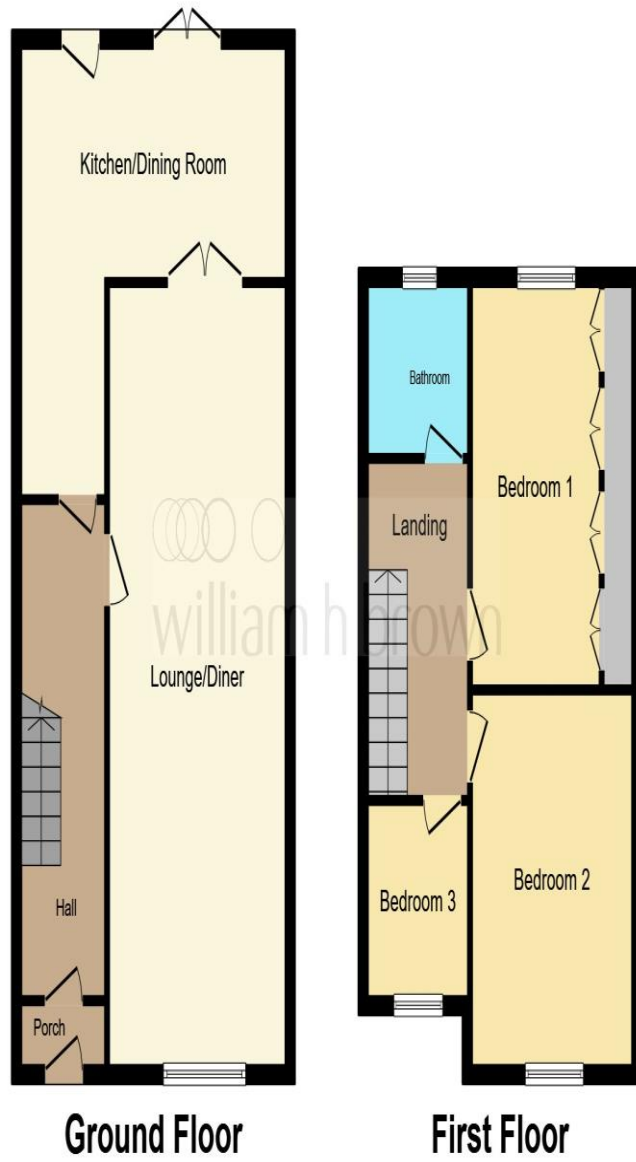
Up and Over Manual Door, Power, Lighting

Bedroom One

14' 2" x 10' (4.32m x 3.05m)

UPVC Double Glazed Window to Rear Aspect, Carpet, Built in Wardrobes, Blinds, Radiator

Bedroom Two



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to
Southend Arterial Road,
Hornchurch

- Three Bedrooms
- Detached
- Parking At Rear
- Garage
- Very Well Presented

Tenure: Freehold EPC Rating: D

guide price

£525,000



view this property online williamhbrown.co.uk/Property/GDP102886



Property Ref:
GDP102886 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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