



DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Suttons Avenue, Hornchurch, RM12
Freehold

Offers in region of £550,000



Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Suttons Avenue, Hornchurch, RM12 – in region of £550,000
Call 0208 597 9176 to arrange a viewing



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Dwelling Solutions are very pleased to present this lovingly maintained Bungalow for sale. The property is being sold with no onward chain and is ideally located on a quiet residential street within the popular area of Hornchurch.

The property further benefits from easy access to public transport, local shops and schools.

Additional features within the property include a rear extension, providing space for a spacious kitchen diner area, double glazing throughout, gas central heating, ample storage space, good size bedrooms and a large, well-maintained garden with outhouse and rear access providing potential secured off street parking.

Features:

- Spacious Bungalow
- No Onward Chain
- Quite Residential area
- Large kitchen
- Luxury Bathroom
- Large Garden
- Gas Central Heating
- Double glazed throughout
- Close to Hornchurch Station
- Close to local schools and amenities

Entrance

Double glazed door leading into hallway.

Hallway:

Double glazed door, ceiling coving, light fixture, smoke alarm, radiator, electrical sockets, built in storage cupboards, Fitted carpet flooring.

Reception Room: 19'09 x 10'07

Ceiling coving, light fixture, radiator, electrical sockets, telephone port, fitted carpet flooring.

Kitchen and Dining area: 23'09 x 11'09

A range of wall and base units, fitted work tops, sink unit with drainer and mixer tap, cooker hob, integrated oven/grill, integrated fridge/freezer, integrated washing machine, integrated microwave, electrical sockets, light fixture, double glazed window to rear, double glazed French doors leading to the garden, tiled flooring.

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Bedroom 1: 14'09 x 10'08

Double glazed bay window to the front, ceiling coving, light fixture, electrical sockets, radiator, fitted wardrobes, fitted carpet flooring.

Bedroom 2: 11'09 x 10'08

Double glazed bay window to the front, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 3: 10'07 x 7'09

Double glazed window to the side, light fixture, ceiling coving, electrical sockets, radiator, fitted carpet flooring.

Luxury Bathroom: 5'07 x 5'09

Modern, spacious 4-piece bathroom suite, double glazed obscure window to the side, light fixture, partly tiled walls, large bathtub with mixer tap and shower extension, wash basin integrated into cabinet with mixer taps, low level w/c, large shower cubicle with integrated thermostatic shower system, wall mounted cabinet, tall chrome towel rail radiator, tiled flooring.

Rear Garden:

Well maintained, landscaped garden, providing great space for the whole family to enjoy. Paved tiled area providing seating / entertainment area, flowers beds and hedges to the sides, lawn area in the center of the garden, large raised flower bed, tiled pathway leading the rear of the garden providing access to the glass house and large spacious outhouse at the rear of the garden. Side access to the rear of the garden providing potential secured off street parking.

Front Garden:

Paved path way leading to the front door, concrete front garden with fencing all around.

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Energy Performance Certificate:

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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