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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		56
(55-68)	D		
(39-54)	E		
(21-38)	F		Not energy efficient - higher running costs
(1-20)	G		

England, Scotland & Wales EU Directive 2002/91/EC



Bedford Gardens, Hornchurch, Essex, RM12 4NJ | Guide Price: £700,000 to £725,000

- Overall plot 130' x 36'
- Gas c/heating & Air conditioning
- Four bedrooms
- En Suite to master
- Secluded South facing garden
- Double Garage



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Within 0.3 miles of Hornchurch district line is this 4 bedroom (en suite to master) Detached Bungalow situated on a 130' south facing plot with parking for several vehicles & double garage. Conveniently located for Abbs Cross Academy, Benhurst primary school and Hornchurch's bustling High Street.

Entrance Hall:
Radiator. Fitted carpet. Access to loft space and doors to:

Lounge/Diner: 21'10" x 11' (6.65m x 3.35m)
Double glazed sliding patio doors to rear garden. Two radiators. Air conditioning vent. Fitted carpet. A lovely room with views over the un overlooked gardens. French doors to:

Kitchen: 16'7" (5.05) + cupboard x 11'1" (3.38)
Double glazed window to rear. Double glazed French doors to rear. Air conditioning vent. Ceramic tiled flooring. A spacious room with direct access to the South Facing garden. Extensive range of base and eye level units with roll top work surfaces including inset stainless steel single drainer unit with mixer taps, integrated fridge/freezer, dishwasher, washing machine and 5 ring gas hob with extractor canopy over. Double ovens. Cupboards housing boiler, hot water tank and air conditioning controls.

Bedroom 1: 13'6" x 10'6" (4.11m x 3.2m)
Double glazed window to side. Radiator and Air conditioning vent. Fitted carpet.

En suite:
Ceramic tiled flooring. Three piece suite comprising: low flush wc, wash hand basin with mixer tap and walk-in shower cubicle.

Bedroom 2: 12'5" (3.78) into bay x 10'5" (3.18)
Double glazed bay window to front. Radiator and air conditioning vent. Fitted carpet.

Bedroom 3: 10'6" x 9'4" (3.2m x 2.84m)
Double glazed window to front. Radiator and air conditioning vent. Fitted carpet.

Bedroom 4: 11'1" x 7'7" (3.38m x 2.3m)
Double glazed window to front. Radiator and air conditioning vent.

Bathroom: 7'3" (2.2) + shower recess x 6'9" (2.06)
Double glazed window to side. Radiator. Ceramic tiled flooring. 4 piece suite comprising: panelled bath with mixer taps, low flush wc, wash hand basin with mixer taps and walk-in shower cubicle.

Double Garage: 16'8" deep x 17'6" (5.08m deep x 5.33m)
Electric roller door. Personal door and window to side. Power and light connected.

Rear Garden:
South Facing and very private garden commencing patio, remainder laid to lawn with flowers and shrubs to borders. Fenced and walled to boundaries. Side pedestrian access to both sides.

Plot:
The overall plot measures approx 130' x 36' with vehicular access to both front and side (giving access to garage) therefore offering parking for several vehicles.

Council Tax:
Band D (local authority reference number 8CT0676006228)

EPC 'D'

