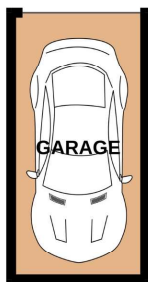
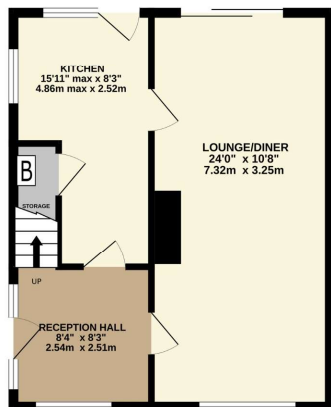




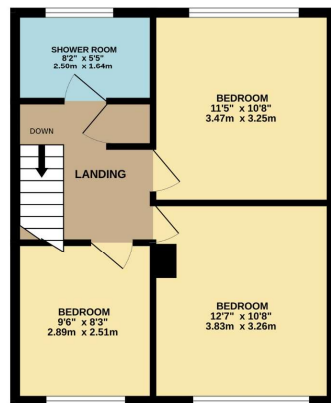
GARAGE
138 sq.ft. (12.8 sq.m.) approx.



GROUND FLOOR
440 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



PUMP STREET

TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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Energy Efficiency Rating		
	Current	Potential
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Pump Street, Horndon-On-The-Hill, Essex, SS17 8PG | Offers Over: £400,000

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Entrance Reception: 8'4" x 8'3" (2.54m x 2.51m)
Double glazed windows and double glazed door. Radiator. Fitted carpet. Coved cornice to ceiling. Stairs leading to first floor. Door to kitchen and lounge.

Lounge/Diner: 24' x 10'8" (7.32m x 3.25m)
Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Fitted carpet. Spacious lounge/dining room.

Kitchen: 15'11" max x 8'3" (4.85m max x 2.51m)
Double glazed windows to rear and side. Double glazed door to rear. Laminate wood flooring. Cupboard housing gas boiler. Range of base and eye level units with work surfaces.

Landing:
Fitted carpet. Access to loft. Built-in cupboard.

Bedroom 1: 12'7" x 10'8" (3.84m x 3.25m)
Double glazed window to front. Radiator. Fitted carpet. Fitted wardrobes.

Bedroom 2: 11'5" x 10'8" (3.48m x 3.25m)
Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 9'6" x 8'3" (2.9m x 2.51m)
Double glazed window to front. Radiator. Fitted carpet.

Shower Room: 8'2" x 5'5" (2.5m x 1.65m)
Modern shower room design, wc, wash hand basin and shower enclosure. Double glazed window and radiator.

Front Garden:
Established front garden with lawn and shrubbery.

Rear Garden:
Well presented rear garden with gated access at the rear. Patio, lawn and shrubs.

Garage:
Located to the rear of plot/garden with up and over door.

