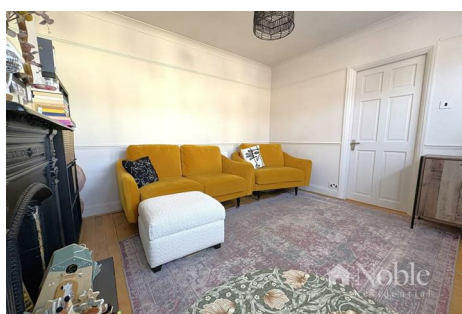




## Bush Elms Road, Hornchurch, Essex, RM11 1LS

- Guide Price £500,000 - £525,000
  - Extended
  - Three Bedrooms
  - Private Driveway
  - Semi Detached
- 0.9 Miles To Romford Train Station
  - 80' Rear Garden
- Potential To Extend Further STPP

**Guide Price £500,000 - £525,000, Freehold - Council Tax: D**

# Bush Elms Road

Hornchurch, RM11 1LS



## Entrance Hall

16' x 6'01 (4.88m x 1.85m)

Entrance door, oak flooring, radiator.

## Reception Room

13' x 12'2 (3.96m x 3.71m)

Double glazed bay window to front, Oak flooring, radiator, feature fire place.

## Kitchen/ Dining Area

21'9 x 14'5 (6.63m x 4.39m)

Double glazed window to rear, double glazed door to rear, feature fireplace, wall and base units, butler sink, dishwasher, oven, microwave, four ring electric hob, two radiators, laminate flooring.

## Downstairs WC/ Utility Area

9'2 x 5'8 (2.79m x 1.73m)

Double glazed window to rear, low level WC, corner wash hand basin, radiator, plumbing for washing machine.

## Landing

10'3 x 6' (3.12m x 1.83m)

Double glazed window to side, carpet.

## Bedroom One

13' x 11'6 (3.96m x 3.51m)

Double glazed bay window to front, feature fireplace, radiator, carpet.

## Bedroom Two

13'4 x 11'1 (4.06m x 3.38m)

Double glazed window to rear, built in wardrobe, radiator, carpet.

## Bedroom Three

9' x 6'01 (2.74m x 1.85m)

Double glazed window to front, radiator, laminate flooring.

## Bathroom

6' x 6' (1.83m x 1.83m)

Double glazed window to rear, low level WC, vanity wash hand basin, tiled floor and walls, radiator, L shaped bath, radiator.

## Garden

80' (24.38m )

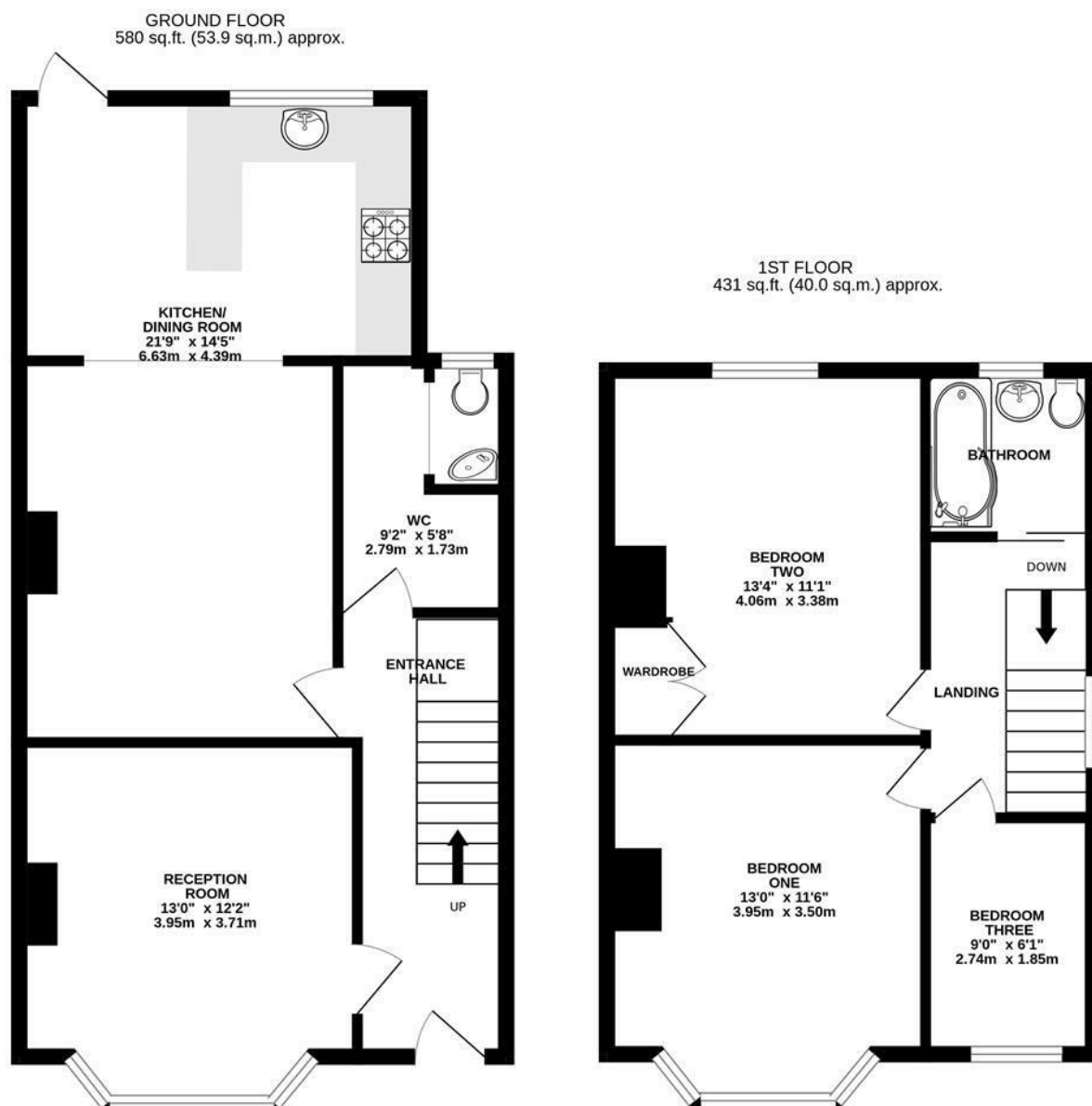
Part paved, part laid to lawn, shed, side pedestrian access.

## Parking

Driveway for 2 cars, shared access to detached garage,.







**TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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Material Information:  
Council Tax Band: D  
Tenure: Freehold

