



Hillcrest Road, Hornchurch, Essex, RM11 1EA

- Guide Price - £675,000 - £700,000
 - Four Bedrooms
 - Driveway For Three Cars
 - End Of Terrace
- 1.3 Miles to Emerson Park Station
 - 50' Rear Garden
 - Extended
- Potential To Extend Further STPP

Guide Price £675,000- £700,000- Freehold - Council Tax: E

Hillcrest Road, Hornchurch, RM11 1EA



Entrance Hall

Entrance Door, frosted windows to front and side, laminate flooring, radiator, stairs to first floor, under stairs cupboard.

Reception Room One

15'4 x 11'9 (4.67m x 3.58m)

Double glazed window to front, radiator, laminate flooring.

Reception Room Two

13'9 x 12'5 (4.19m x 3.78m)

Double glazed bay window to front, radiator, laminate flooring.

Reception Room Three

20'8 x 11'5 (6.30m x 3.48m)

Double glazed sliding door to rear, radiator, laminate flooring.

Kitchen/ Breakfast Room

17'5 x 16'9 (5.31m x 5.11m)

Spotlights, electric hob and oven, dishwasher, breakfast bar with integrated wine fridge, wall and base units, double glazed window to side and rear, door to rear, radiator, laminate flooring.

Utility Room

8'4 x 7'3 (2.54m x 2.21m)

Double glazed window to side, wall and base units, space for washing machine and tumble dryer, tiled flooring, cupboard.

Landing

Loft access, laminate flooring.

Bedroom One

17'2 x 11'9 (5.23m x 3.58m)

Double glazed window to front, radiator, laminate flooring.

En-Suite

8'1 x 7'1 (2.46m x 2.16m)

Double glazed window to rear, tiled walls, heated towel rail, vanity hand wash basin, high flush WC, roll top free standing bath, shower cubicle, laminate flooring.

Bedroom Two

12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to rear, radiator, laminate flooring.

Bedroom Three

14'2 x 10'8 (4.32m x 3.25m)

Double glazed bay window to front, radiator, laminate flooring.

Bedroom Four

8'5 x 7'1 (2.57m x 2.16m)

Double glazed window to front, built in wardrobe, radiator, laminate flooring.

Bathroom

9'6 x 5'5 (2.90m x 1.65m)

Double glazed window to rear, tiled walls and flooring, low level WC, vanity hand wash basin, bath with shower attachment.

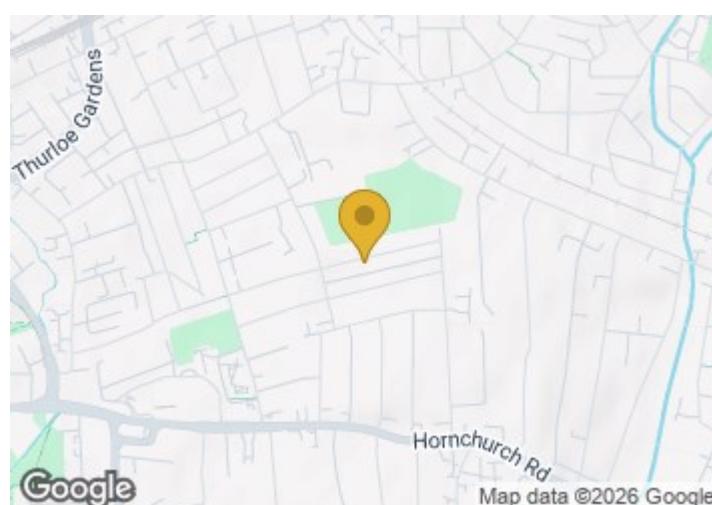
Garden

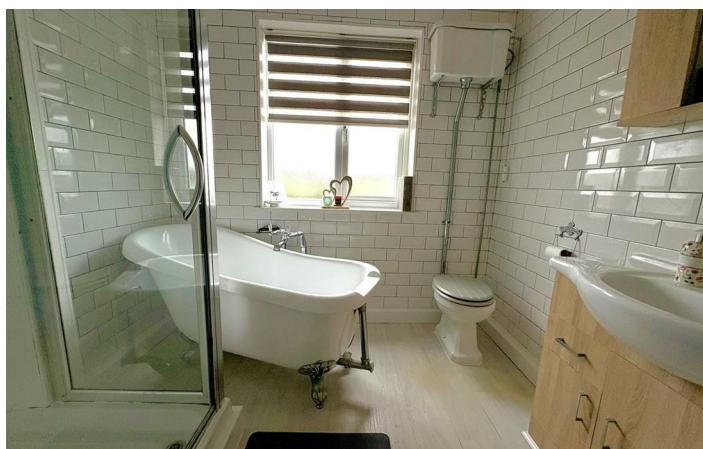
50' (15.24m)

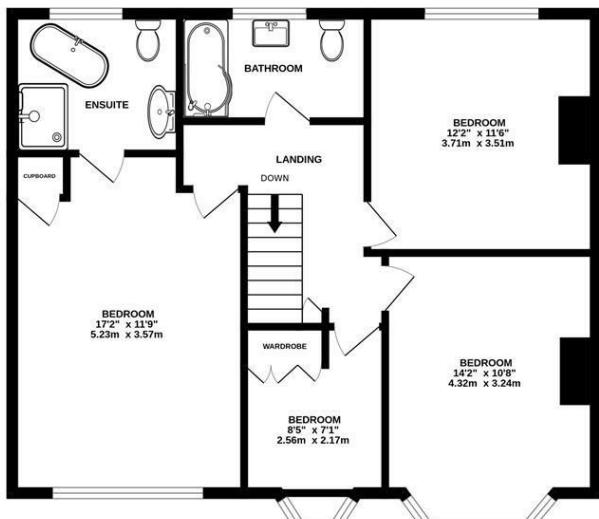
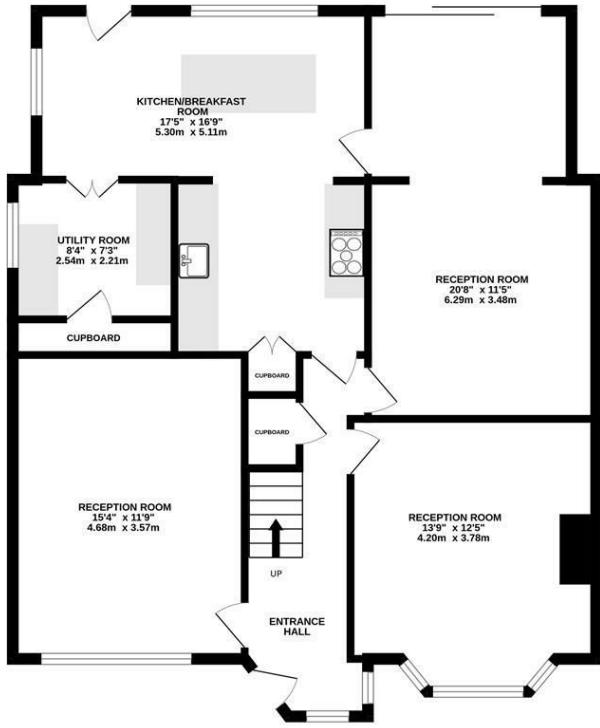
Part decking and part artificial grass, three adjoining garages to the rear of the garden currently used as storage and a gym. There is currently no vehicular access to the garages as the current owners have erected a fence however this can be removed if required.

Parking

Paved driveway to front for three cars.







TOTAL FLOOR AREA: 1681 sq.ft. (156.1 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: E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			