



## Warren Drive

Hornchurch, RM12 4PP

Offered for sale with no onward chain is this four bedroom semi detached home in need of modernisation. The property is ideally located for Elm Park Station. The accommodation includes three reception rooms, kitchen, two shower rooms, four bedrooms and shared driveway leading to detached garage.

**£475,000 - Freehold - Council Tax: D**



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## Entrance Hall

Entrance door, stairs to first floor, radiator with cover, wooden flooring.

## Ground Floor Shower Room

Frosted double glazed window to side, low level WC, wash hand basin, shower cubicle, tiled walls, tiled flooring.

## Kitchen/Breakfast Room

13'10 x 7'9 (4.22m x 2.36m)

Two double glazed windows to side, frosted double glaze door to rear, wall and base units, single drainer sink, gas hob, oven, extractor, washing machine, part tiled walls, tiled flooring.

## Reception Room One

20'11 x 11'1 (6.38m x 3.38m )

Double glazed bay window to front, radiator, coved ceiling, carpet.

## Reception Room Two

9'11 x 9'4 (3.02m x 2.84m )

Double glazed patio doors to rear, radiator, coved ceiling, carpet.

## Reception Room Three

12'9 x 8'11 (3.89m x 2.72m )

Double glazed window to side, radiator, coved ceiling, radiator.

## Landing

Double glazed window to side, loft access, carpet.

## Bedroom One

11'1 x 10'4 (3.38m x 3.15m )

Double glazed bay window to front, fitted wardrobes, radiator., carpet

## Bedroom Two

11'2 x 10'4 (3.40m x 3.15m )

Double glazed window to rear, fitted wardrobes, radiator, carpet.

## Bedroom Three

8'11 x 6'8 (2.72m x 2.03m)

Double glazed window to rear, radiator, carpet.

## Bedroom Four

8'4 x 4'11 (2.54m x 1.50m )

Double glazed window to front, radiator, carpet.

## Shower Room

Frosted double glazed window to side, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls, tiled flooring.

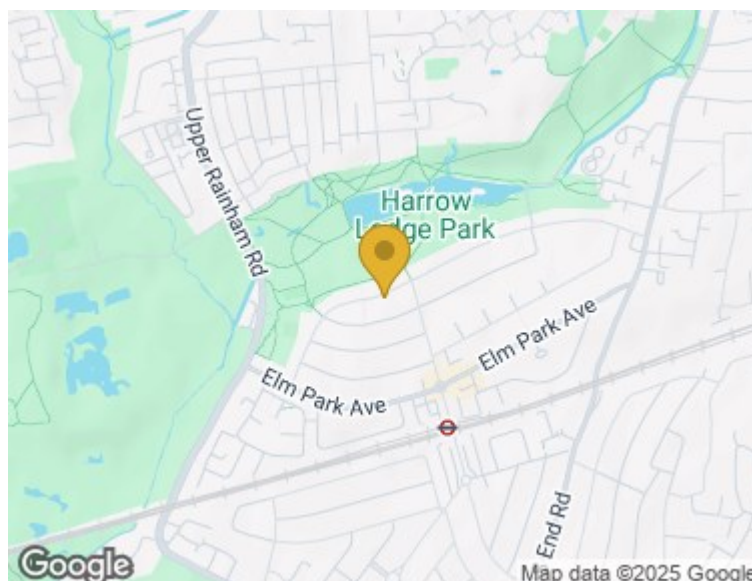
## Garden

approx 60' (approx 18.29m)

In need of attention.

## Driveway/Garage

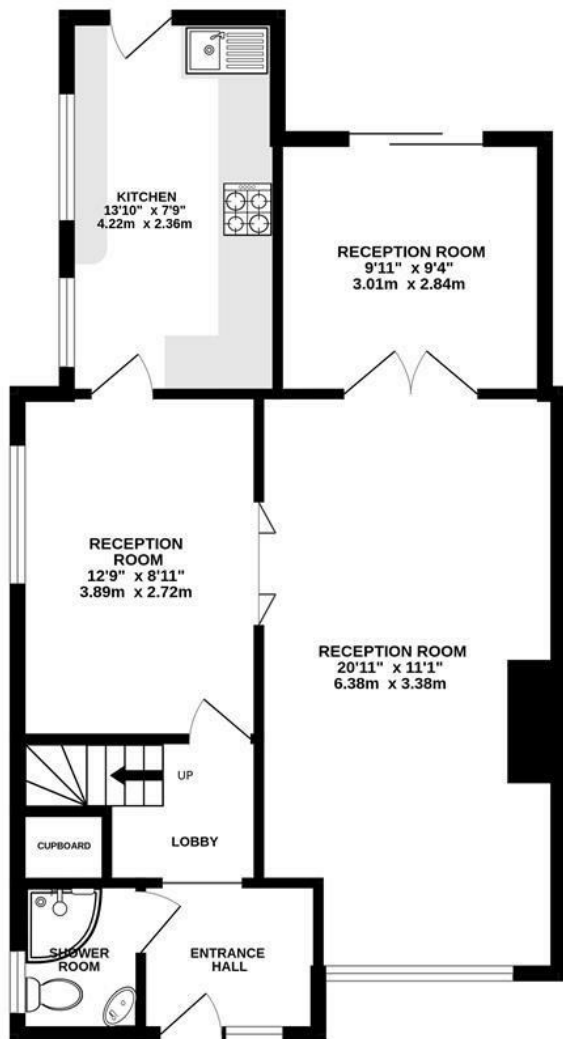
Shared driveway to side leading to garage.



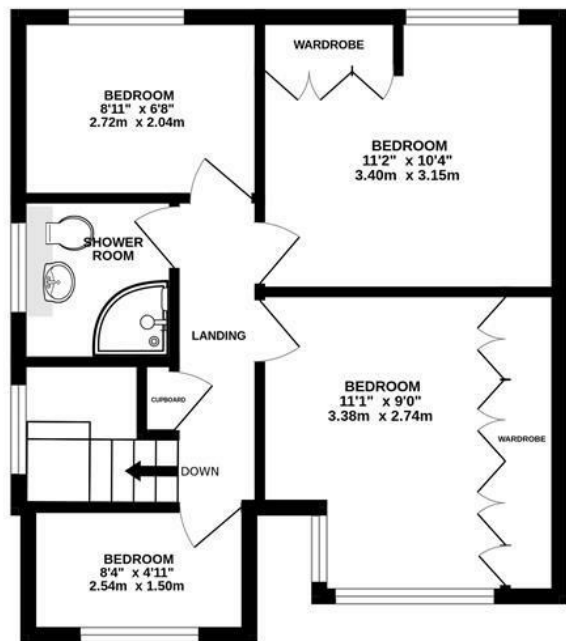








**GROUND FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (40.0 sq.m.) approx.

**TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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: D  
Tenure: Freehold

