



**Grey Towers Avenue, Hornchurch, RM11 1JF**

- Guide Price £750,000 - £775,000
  - Four Bedrooms
  - Driveway For Two Cars
  - Semi Detached
- 0.5 Miles to Emerson Park Station
  - 70' Rear Garden
  - Extended
- Potential To Extend Further STPP
  - Two Reception Rooms
- 0.2 Miles Walk To High Street

**Guide Price £750,000 to £775,000 - Freehold - Council Tax: E**

# Grey Towers Avenue

Hornchurch, RM11 1JF



## Entrance Porch

6'6 x 2'3 (1.98m x 0.69m)

French doors, Karndean flooring.

## Entrance Hall

13'7 x 5'4 (4.14m x 1.63m)

Entrance door, under stairs storage, Karndean flooring, radiator.

## Reception Room One

12'9 x 12'7 (3.89m x 3.84m)

Double glazed bay window to front, log burner, Karndean flooring, radiator.

## Reception Room Two

11'7 x 11'6 (3.53m x 3.51m )

Fireplace, Karndean flooring, radiator.

## Kitchen/ Breakfast Room

21'4 x 11'11 (6.50m x 3.63m)

Spotlights, double glazed window to rear, bi-folding doors to rear, four ring gas hob, wall and base units, dishwasher, fridge, instant hot tap, Karndean flooring, radiator.

## Utility Room

10'4 x 6' (3.15m x 1.83m)

Double glazed door to rear, space for washing machine and dryer, radiator, vinyl flooring.

## Downstairs WC

4'7 x 2'9 (1.40m x 0.84m)

Low level WC, vanity wash hand basin, radiator, Karndean flooring.

## Bedroom One

12'9 x 10'11 (3.89m x 3.33m)

Double glazed bay window to front, built in wardrobes, radiator, carpet.

## Bedroom Two

11'6 x 9'5 (3.51m x 2.87m)

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

## Bedroom Three

14'4 x 6'10 (4.37m x 2.08m)

Double glazed window to front, radiator, carpet.

## En Suite

6'1 x 4'1 (1.85m x 1.24m)

Double glazed window to rear, low level WC, wash hand basin, electric shower, radiator, vinyl flooring.

## Bedroom Four

7' x 6'4 (2.13m x 1.93m)

Double glazed window to front, radiator, carpet.

## Bathroom

7'10 x 5'8 (2.39m x 1.73m)

Spotlights, double glazed window to rear, tiled walls, low level WC, vanity wash hand basin, panelled bath, heated towel rail, Karndean flooring.

## Garden

70' (21.34m)

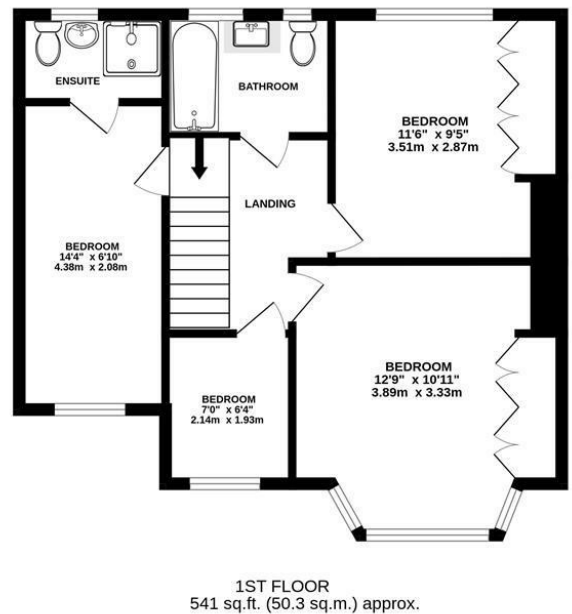
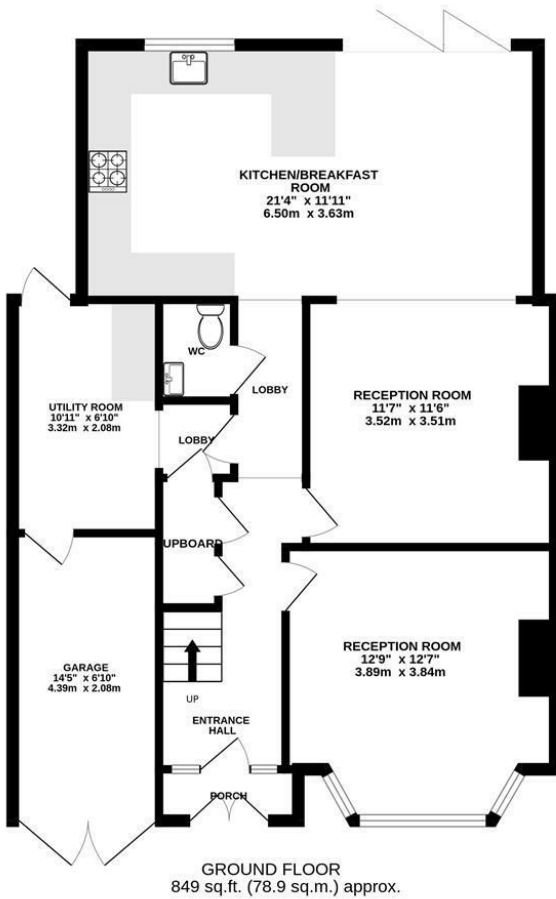
Part paved and part laid to lawn, brick built shed.

## Parking

Paved driveway for two cars, garage with power.







**TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	77
	EU Directive 2002/91/EC		

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