Noble
Residential

Albany Road

Hornchurch, RM12 4AG

Guide Price £575,000 - £600,000 Offered for sale with no onward chain is this extended four bedroom semi detached home ideal for anyone looking to take on a project and make it their own, the accommodation includes entrance porch opening into the hallway, two reception rooms, kitchen/breakfast room, utility room, ground floor shower room, four bedrooms and a bathroom. Additionally there are stairs leading to the loft/storage area and an additional WC. Externally there is a private driveway to the front and a 70 ft rear garden with detached outbuilding.

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Entrance Porch
Double glazed French doors to front, double glazed window to side, vinyl flooring.

Entrance Hall
Door to porch, stairs to first floor, under stairs cupboard, radiator, wooden flooring.

Reception Room One
24'3 x 11'6 narrowing to 10'9 (7.39m x 3.51m narrowing to 3.28m)
Double glazed bay window to front, coved ceiling, two radiators, wooden flooring.

Reception Room Two
9'8 x 8' (2.95m x 2.44m)
Double glazed patio doors to rear, radiator, wooden flooring.

Kitchen/Breakfast Room
14'4 x 13'2 (4.37m x 4.01m)
Double glazed window to rear, door to tear, radiator, tiled flooring. Kitchen includes wall and base units, single drainer sink, gas hob, oven, extractor, oven, part tiled walls.

Utility Room
6'5 x 5'8 (1.96m x 1.73m)
Plumbing for washing machine, cupboard, tiled flooring.

Ground Floor Shower Room
Low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, extractor, tiled flooring.

Landing
Stairs to ground floor, stairs to second floor, wooden flooring.

Bedroom One
13'9 x 9'6 (4.19m x 2.90m)
Double glazed bay window to front, range of fitted bedroom furniture, radiator, carpet.

Bedroom Two
10'5 x 9'1 (3.18m x 2.77m)
Double glazed window to rear, fitted wardrobes, radiator, wooden flooring.

Bedroom Three
13'5 x 7'4 narrowing to 6'9 (4.09m x 2.24m narrowing to 2.06m)
Two double glazed windows to rear, radiator, carpet.

Bedroom Four
11'1 narrowing to 7'8 x 6'5 (3.38m narrowing to 2.34m x 1.96m)
Double glazed window to front, radiator, wooden flooring.

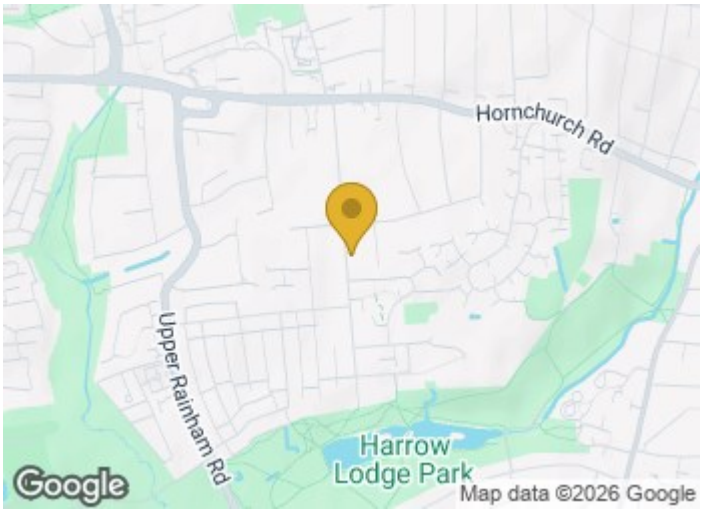
Bathroom
Frosted double glazed window to front, low level WC, pedestal wash hand basin, panelled bath, heated towel rail, part tiled walls, tiled flooring.

Loft
11'10 x 10'1 (3.61m x 3.07m)
Restricting head height, access to eaves storage, radiator.

WC
Low level WC, pedestal wash hand basin, access to eaves storage, vinyl flooring.

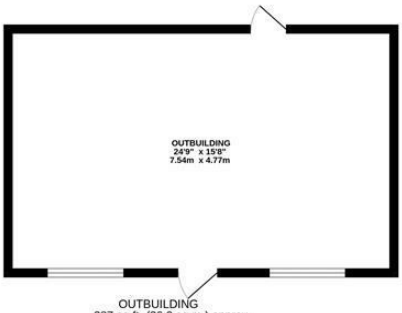
Garden
70' (21.34m)
Patio, lawn, outside tap and power. Detached outbuilding to rear of garden measuring 24'9 x 15'8 with power, light, tap.

Driveway
Driveway for two cars



WINE A BIT

Kai Moran



OUTBUILDING
387 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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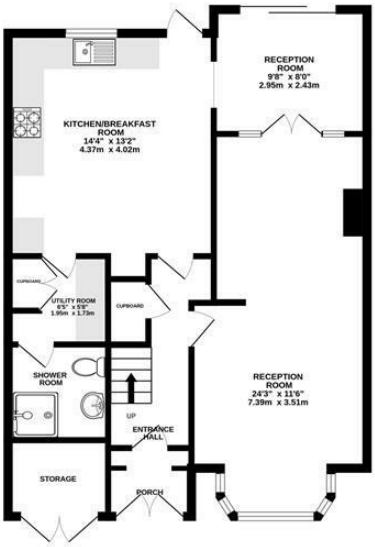
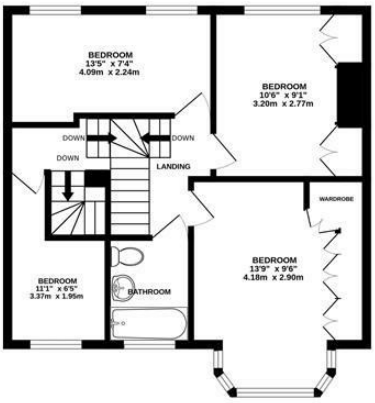
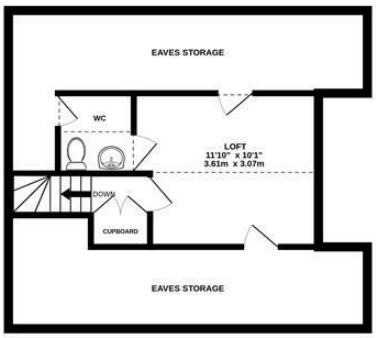


GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



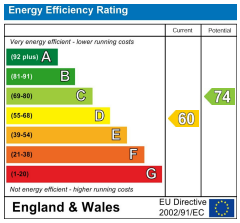
1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

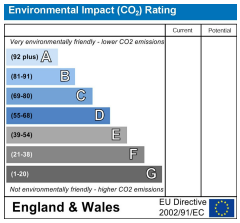


2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Freehold





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