



Wallis Close

Hornchurch, RM11 1FY

An impressive three bedroom end of terrace home located on the popular St Leonards development in Hornchurch, the accommodation includes entrance hall, ground floor WC, kitchen/breakfast room, open plan lounge/diner with bi-fold doors opening in to the garden, three bedrooms the master with dressing room and ensuite and a family bathroom. Externally there are two allocated parking bays and a 35ft rear garden.

£550,000 - Freehold - Council Tax: E

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Entrance Hall

Entrance door with frosted double glazed windows to either side, coved ceiling, radiator, cupboard, Amtico style flooring.

Ground Floor WC

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

Kitchen/Breakfast Room

14'7 x 9'3 (4.45m x 2.82m)

Double glazed window to front with plantation style shutters, tiled flooring, wall and base units, radiator, electric hob, oven, extractor, granite work tops and splash backs, butler sink, plumbing for washing machine, integrated fridge/freezer.

Open Plan Lounge/Diner

28'6 x 16'7 narrowing 15'8 (8.69m x 5.05m narrowing 4.78m)

Frosted double glazed window to side, double glazed bi fold doors to garden, two double glazed sky light, coved ceiling, Amtico style flooring, three radiators, stairs to first floor, under stairs cupboard.

Landing

Loft access, carpet.

Bedroom One

12'7 x 9'3 (3.84m x 2.82m)

Double glazed front door to Juliet balcony with plantation style shutters, carpet, radiator, range of fitted bedroom furniture, opening to dressing area.

Dressing Area

Double gazed window to front with plantation style shutters, carpet, dressing table.

Ensuite

Shower cubicle, low level WC, vanity wash hand basin, tiled flooring and walls, heated towel rail, extractor.

Bedroom Two

9'7 x 9'3 (2.92m x 2.82m)

Double glazed window to rear with plantation style shutters, carpet, radiator, built in wardrobes.

Bedroom Three

8'6 x 7' (2.59m x 2.13m)

Double glazed window to rear with plantation style shutters, carpet, radiator, fitted wardrobes.

Bathroom

Panelled bath, low level WC, vanity wash hand basin, tiled floor and walls, heated towel rail, extractor.

Garden

35' (10.67m)

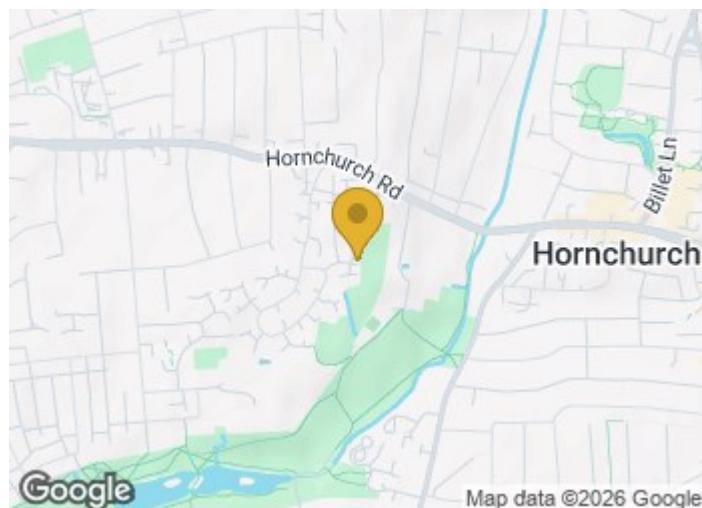
Side pedestrian access, patio area, lawn, decked area to rear.

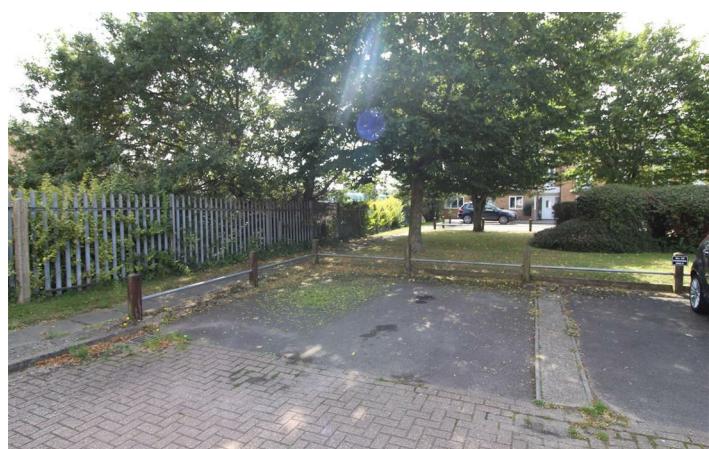
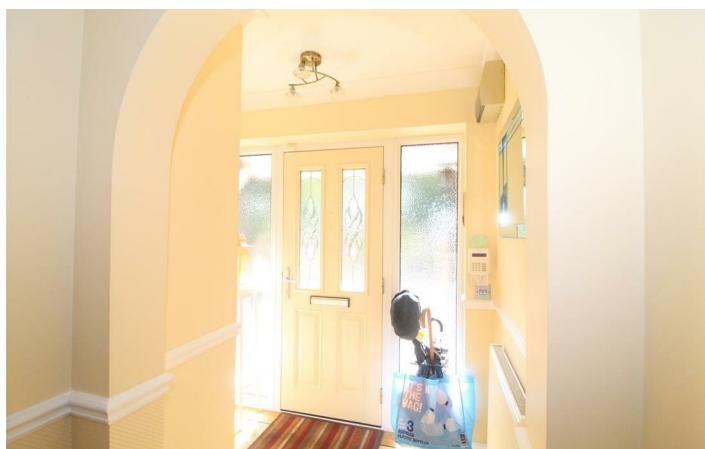
Parking

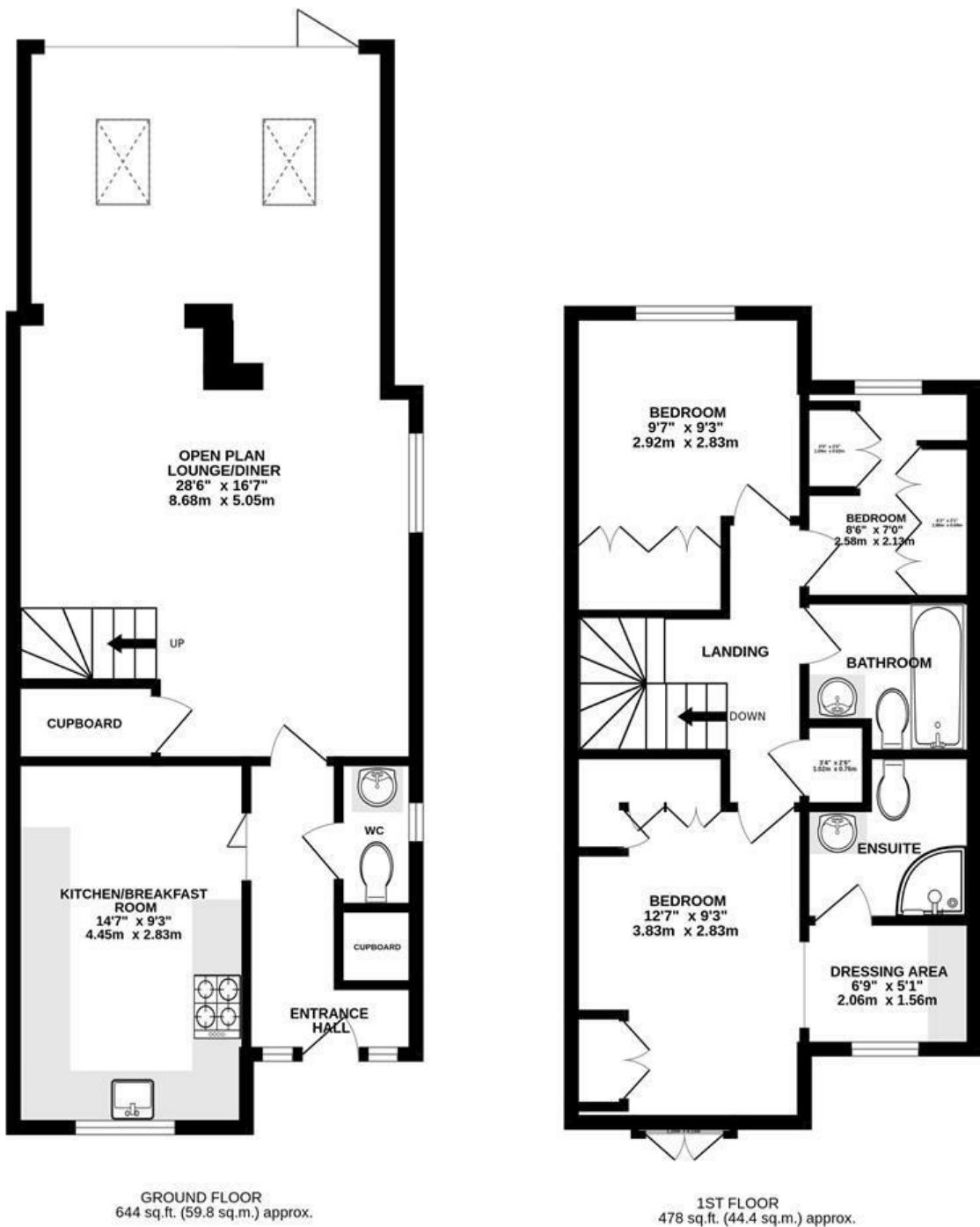
Two allocated parking spaces to front.

Please note

Some of the photos used in the marketing material were taken prior to the current tenant moving into the property.







TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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)	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		67	81
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	