



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, 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.

Guide Price £575,000 - £600,000 - Freehold - Council Tax: D

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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 rear, 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.

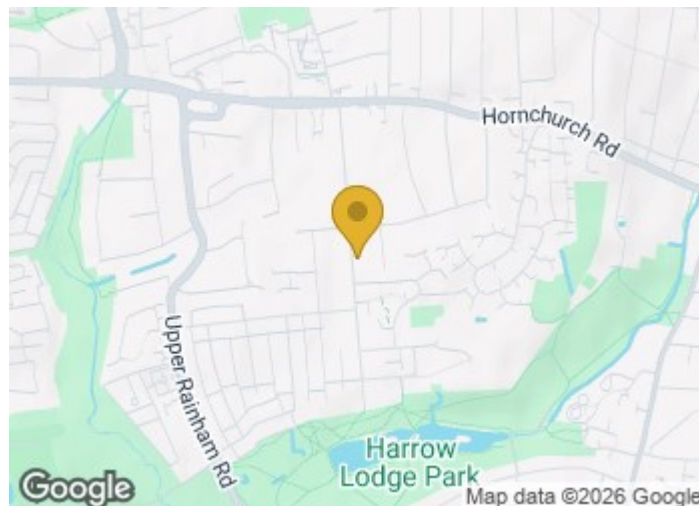
Garden

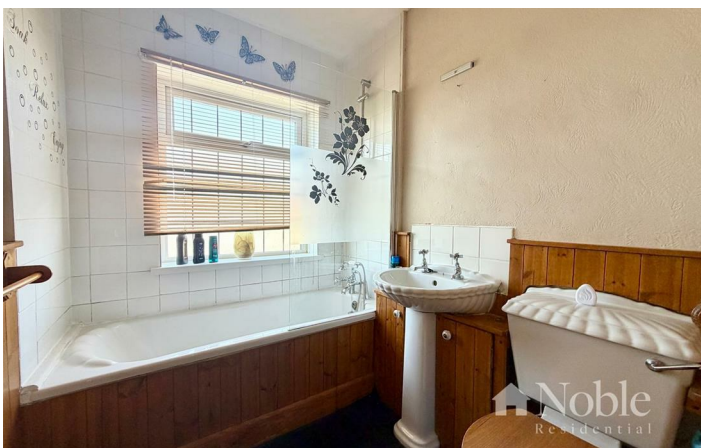
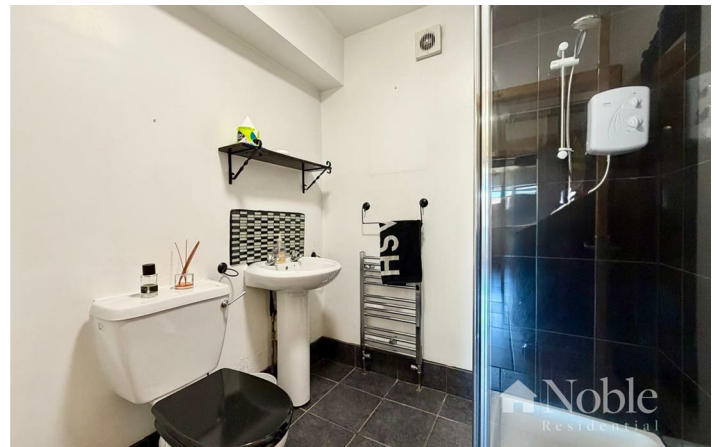
70' (21.34m)

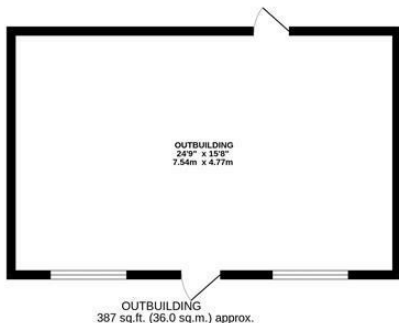
Patio, lawn, outside tap and power. Detached outbuilding to rear of garden measuring 24'9 x 15'8 with power, light, tap.

Driveway

Driveway for two cars

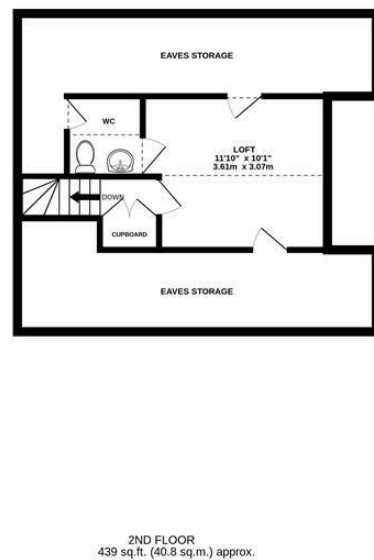
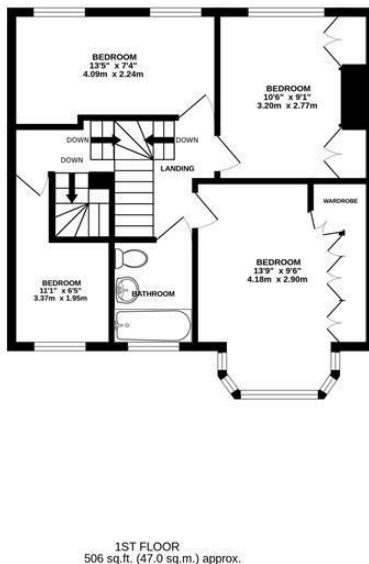
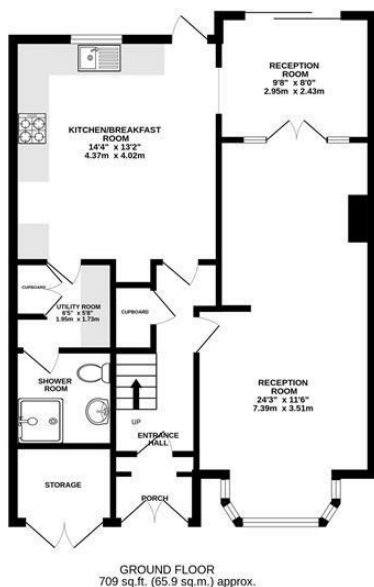






TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

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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Material Information:
Council Tax Band: D
Tenure: Freehold

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