Noble
Residential

Rossall Close

Hornchurch, RM11 1BP

- Guide Price £400,000 - £425,000
- Two Double Bedrooms
- Driveway & Garage
- Semi Detached
- 40 ft Rear Garden
- Potential To Extend STPP

Guide Price £400,000 - £425,000 - Freehold - Council Tax: D

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Entrance Hall
Frosted double glazed entrance door, loft access, radiator, laminate flooring.

Reception Room
14'10 x 10'5 (4.52m x 3.18m)
Double glazed patio doors to rear, radiator, coved ceiling, carpet.

Kitchen
13'11 x 8'7 (4.24m x 2.62m)
Double glazed windows to side and rear, frosted double glazed door to rear, wall and base units, stainless steel single drainer sink, plumbing for washing machine, radiator, part tiled walls,, laminate flooring.

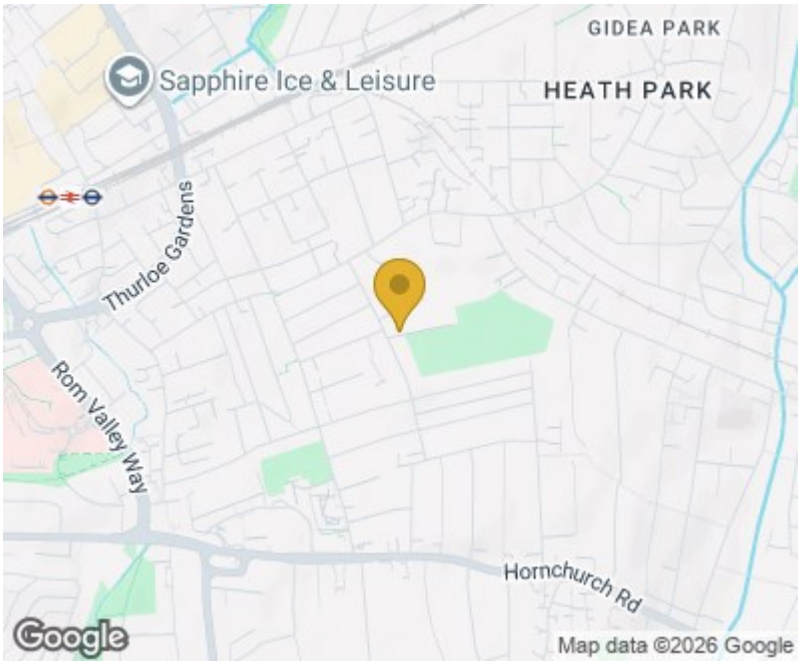
Bedroom One
13'11 x 8'7 (4.24m x 2.62m)
Double glazed window to front, fitted wardrobes, radiator, coved ceiling, carpet.

Bedroom Two
8'11 x 7'11 (2.72m x 2.41m)
Double glazed window to front, radiator, coved ceiling, laminate flooring.

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

Garden
55' (16.76m)
Patio area, lawn, outside tap, shed.

Driveway & Garage
Driveway leading to detached garage with power, light and electric door (17'6 x 7'11).



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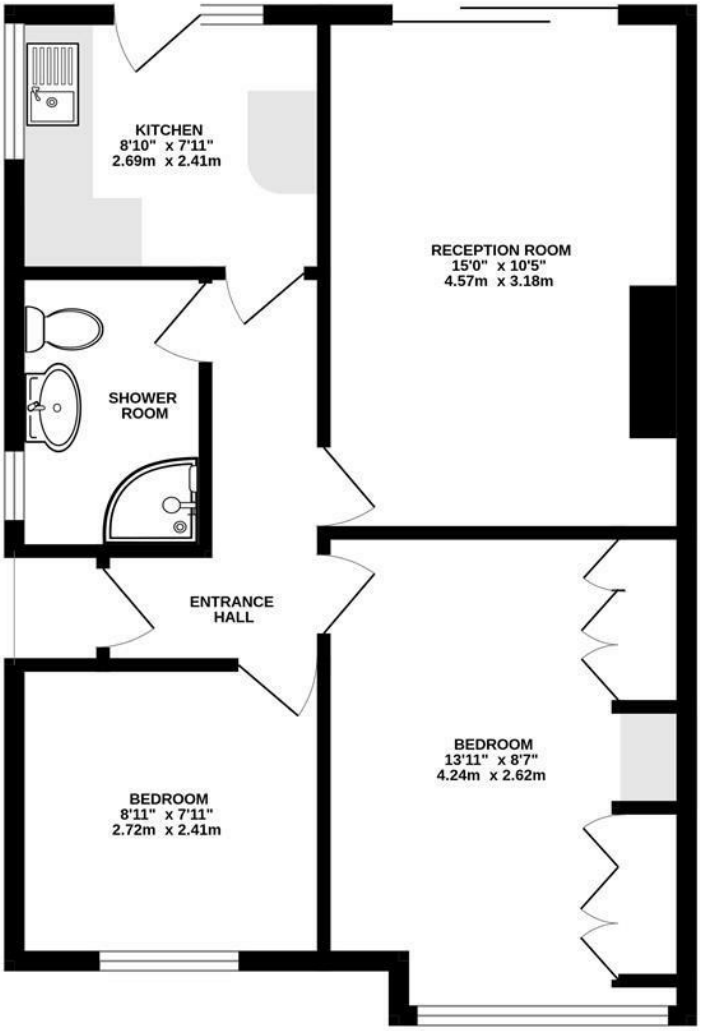
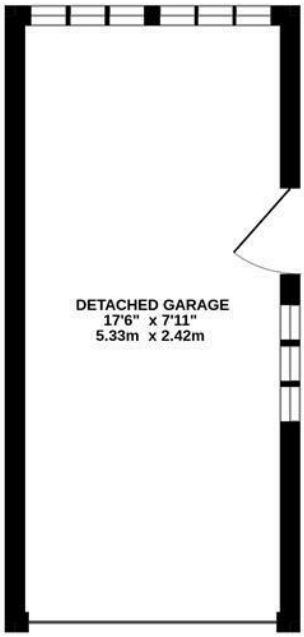
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



EXTERNAL
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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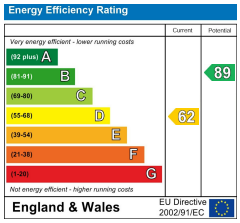
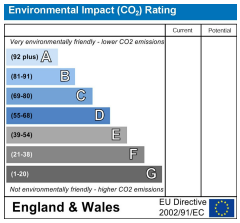
Material Information:
Council Tax Band: D
Tenure: Freehold





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