



Hillcrest Road, Hornchurch, RM11 1EF

- Three Bedrooms
- Kitchen/Diner
 - Driveway
- Detached Garage
 - 100 ft Garden
- Potential to Extend

£500,000 - Freehold - Council Tax: D

Hillcrest Road

Hornchurch, RM11 1EF



Entrance Porch

Part double glazed entrance door, double glazed windows to front and side, tiled flooring.

Entrance Hall

Entrance door, frosted double glazed window to front, stairs to first floor, under stairs cupboard, radiator.

Reception Room

13'10 x 11'11 (4.22m x 3.63m)

Double glazed bay window to front, radiator, coved ceiling.

Kitchen/Diner

17'9 x 11'10 narrowing to 8'7 (5.41m x 3.61m narrowing to 2.62m)

Double glazed French doors to rear, double glazed window to rear, laminate flooring. Kitchen includes wall and base units, stainless steel single drainer sink, gas hob, double oven, extractor, integrated dishwasher and washing machine, boiler, part tiled walls.

Landing

Loft access with ladder.

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

Double glazed bay window to front, coved ceiling, radiator, laminate flooring.

Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to rear, radiator, laminate flooring.

Bedroom Three

8'11 x 7'7 (2.72m x 2.31m)

Double glazed window to rear, radiator, laminate flooring.

Bathroom

6'6 x 6'6 (1.98m x 1.98m)

Frosted double glazed window to front, low level WC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

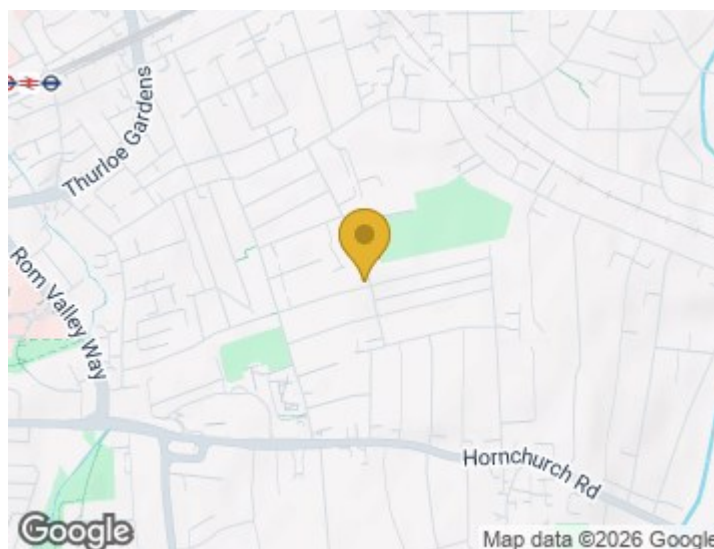
Garden

100' (30.48m)

Patio area, lawn, surrounding flower beds, outside tap and light. Barked area to rear, access to garage at rear of garden.

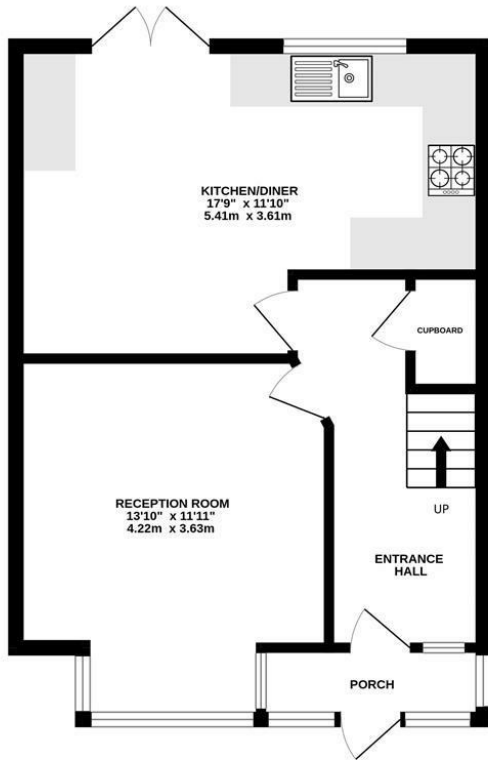
Driveway & Garage

Driveway to front. Detached garage (16'5 x 13'3) to rear with power and light and up and over door and additional gated parking are in front of garage.

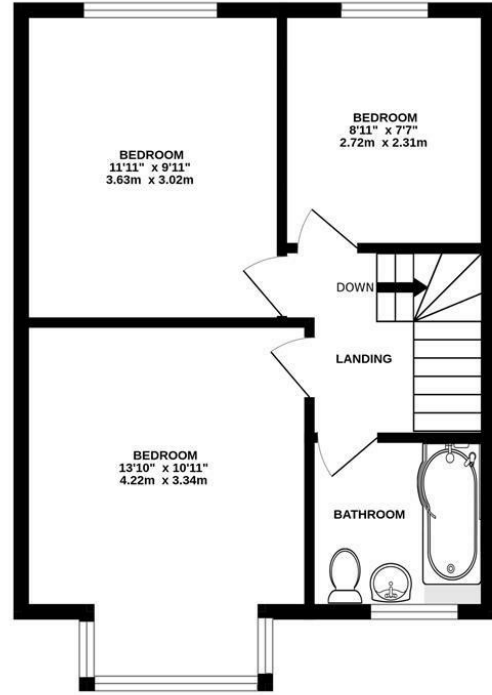




GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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		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			
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	