



**Bush Elms Road, Hornchurch, Essex, RM11 1LU**

- Heavily Extended
- Four Bedrooms
- Driveway For Three Cars
- End Of Terrace
- 0.8 Miles to Romford Station
- 70' Rear Garden
- Potential To Extend Further STPP
- Outbuilding With Power

**£700,000 - Freehold - Council Tax: D**

# Bush Elms Road

Hornchurch, RM11 1LU



## Entrance Hall

6'7 x 5'4 (2.01m x 1.63m)

Entrance door, laminate flooring, radiator.

## Through Lounge

27' x 12'3 (8.23m x 3.73m)

Double glazed window to front, radiator, electric fireplace, French doors into kitchen, carpet.

## Kitchen/Dining Room

30'4 x 18'3 (9.25m x 5.56m)

Double glazed French doors to rear, door to rear, double glazed window to rear, wall and base units, part tiled walls, five ring gas hob, single drainer sink x 2, dishwasher, fridge, radiator, tiled flooring.

## Downstairs WC

7'9 x 7' (2.36m x 2.13m)

Tiled walls and flooring, double wash hand basins, storage cupboard, heated towel rail, storage, low level WC.

## Landing

9'7 x 6'9 (2.92m x 2.06m)

Loft access, carpet.

## Bedroom One

19'2 x 11'5 (5.84m x 3.48m)

Double glazed window to front, walk in wardrobe, radiator, carpet.

## En Suite

5'7 x 5'2 (1.70m x 1.57m)

Spotlights, tiled walls, double glazed window to rear,

vanity wash hand basin, low level WC, shower cubicle, heated towel rail, vinyl flooring.

## Bedroom Two

14'3 x 10'6 (4.34m x 3.20m)

Double glazed bay window to front, built in wardrobes, radiator, laminate flooring.

## Bedroom Three

12'2 x 11'2 (3.71m x 3.40m)

Double glazed window to rear, radiator, laminate flooring.

## Bedroom Four

8'4 x 7' (2.54m x 2.13m)

Double glazed window to front, radiator, laminate flooring.

## Bathroom

6'4 x 6' (1.93m x 1.83m)

Double glazed window to rear, tiled walls and floors, low level WC, panelled bath, vanity wash hand basin, radiator.

## Garden

70' (21.34m)

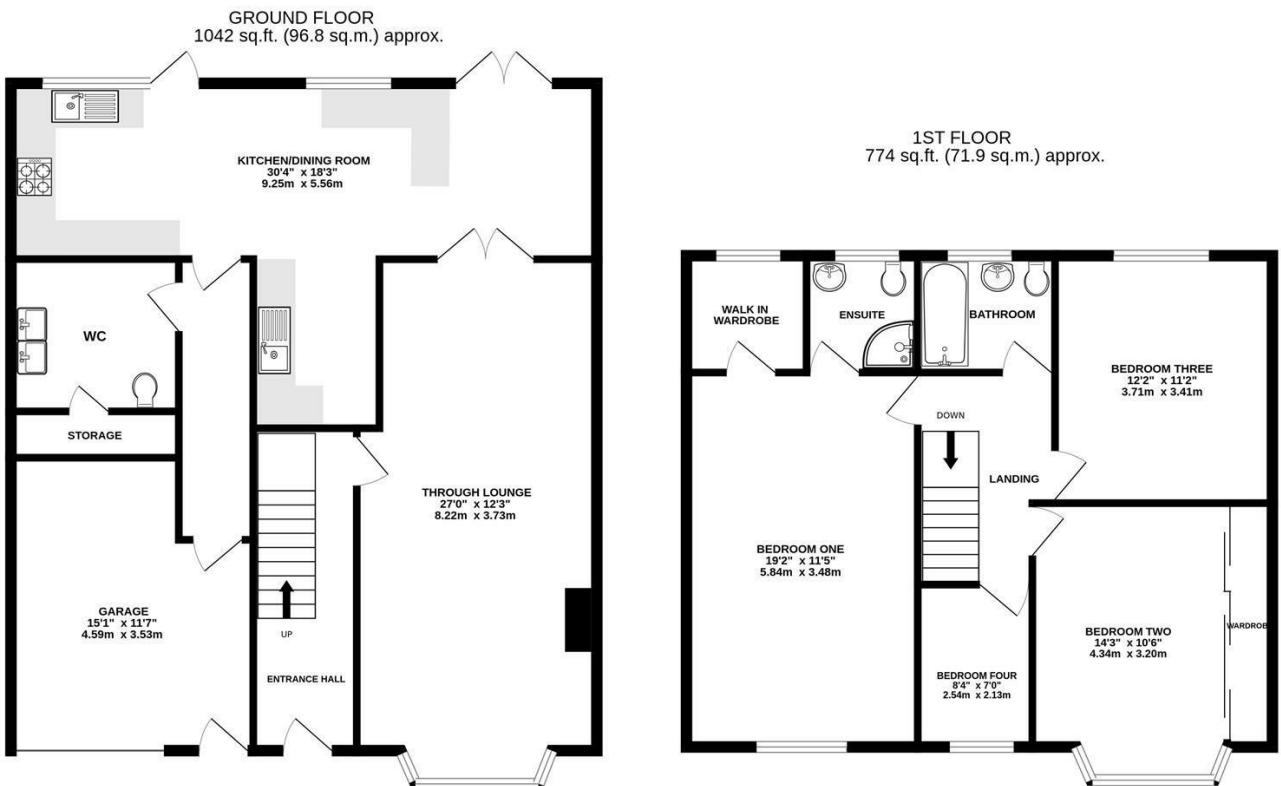
Part decking and part laid to lawn, pond, two outbuildings with power.

## Driveway

Paved driveway for three cars and an integral garage with power.







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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			