



Elms Farm Road Hornchurch, RM12 5RD

* Guide Price - £675,000 - £700,000.* A much improved and extended four bedroom semi detached home, the accommodation includes entrance hall, two reception rooms, ground floor WC, kitchen/breakfast room, utility area, four double bedrooms, a four piece bathroom and additional shower room. Externally there is a driveway to the front and a 45' x 35' rear garden.

Guide Price £675,000 -£700,000 - Freehold - Council Tax: D

Elms Farm Road

Hornchurch, RM12 5RD



Entrance Hall

Entrance door, two cupboards, stairs to first floor, radiator, coved ceiling, LVT flooring.

Ground Floor WC

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

Reception Room One

20'11 x 11'2 (6.38m x 3.40m)

Double glazed window to front, double glazed french doors to rear, two radiators, coved ceiling, LVT flooring.

Reception Room Two

14'7 x 10'5 (4.45m x 3.18m)

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

Kitchen/Breakfast Room

19'8 x 20'2 narrowing to 7' (5.99m x 6.15m narrowing to 2.13m)

Double glazed Bi folding doors to rear, LVT flooring, coved ceiling, range of fitted wall and base units, two plinth heaters, gas hob, oven, extractor, integrated full height fridge and freezer, dishwasher, wine cooler and microwave, quartz work tops with inset 1 1/2 bowl sink, under stairs cupboard.

Utility Area

7'2 x 6'6 (2.18m x 1.98m)

Boiler, plumbing for washing machine within cupboard, storage cupboard, LVT flooring.

Landing

Loft access with ladder, airing cupboard, coved ceiling, carpet.

Bedroom One

11'9 x 10'1 (3.58m x 3.07m)

Double glazed bay window to front, fitted wardrobes, radiator, coved ceiling, carpet.

Bedroom Two

12'8 x 9' (3.86m x 2.74m)

Double glazed window to rear, radiator, coved ceiling, laminate flooring.

Bedroom Three

12'1 x 9'3 (3.68m x 2.82m)

Double glazed window to rear, built in wardrobes, radiator, carpet.

Bedroom Four

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to front, fitted sliding wardrobes, radiator, coved ceiling, carpet.

Bathroom

Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, spa bath, heated towel rail, tiled walls, tiled flooring.

Shower Room

Frosted double glazed window to front, low level WC, wash hand basin, shower cubicle, tiled walls, tiled flooring.

Garden

45' x 35' (13.72m x 10.67m)

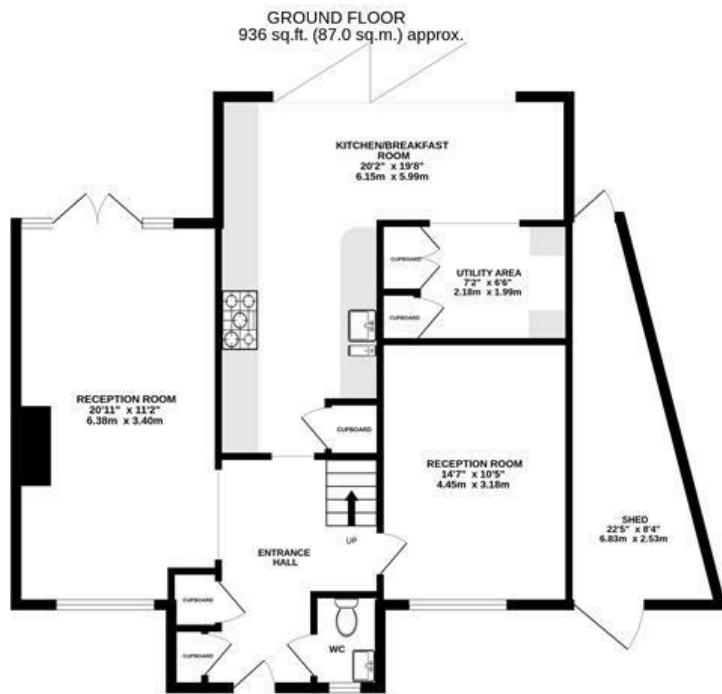
Decked area, artificial grass, shed, outside tap and light, access to additional shed/workshop to the side.

Driveway

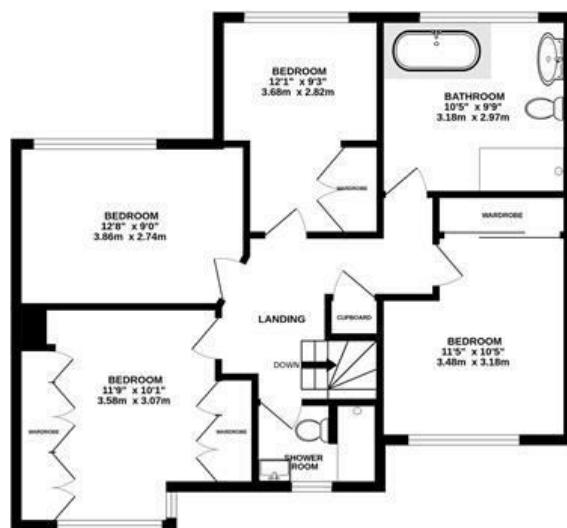
Driveway to front.







1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.5 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		74	80
(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		