



## Hyland Close, Hornchurch, Essex, RM11 1DX

- Five Bedrooms
- Driveway For Two Cars
  - Semi Detached
- 0.8 Miles to Hornchurch Station
  - 100' Rear Garden
    - Extended
- Potential To Extend Further STPP
  - Three Reception Rooms

**£725,000 - Freehold - Council Tax: E**

# Hyland Close

Hornchurch, RM11 1DX



## Porch

6' x 3' (1.83m x 0.91m)

Entrance door, double glazed window to front, laminate flooring.

## Entrance Hall

20'6 x 7'3 (6.25m x 2.21m)

Entrance door, understairs storage, radiator, laminate flooring.

## Reception Room One

25'3 x 11' (7.70m x 3.35m)

Spotlights, French doors to rear, double glazed window to rear, wood flooring, feature fireplace, radiator.

## Reception Room Two

14'1 x 12'1 (4.29m x 3.68m)

Double glazed bay window to front, feature fireplace, radiator, laminate flooring.

## Reception Room Three

13'10 x 6'6 (4.22m x 1.98m)

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

## Kitchen/Dining Room

16'3 x 11'7 (4.95m x 3.53m)

Spotlights, double glazed window to rear, door to rear, wall and base units, granite worktops, double oven, induction hob, dishwasher, breakfast bar with granite worktop, tiled flooring, double doors into area for washing machine, tumble dryer and fridge freezer.

## Shower Room

7'7 x 5'9 (2.31m x 1.75m)

Spotlights, tiled walls and flooring, low level WC, vanity wash hand basin, shower cubicle.

## Landing

12'1 x 8' (3.68m x 2.44m)

Loft access, laminate flooring.

## Bedroom One

14'1 x 8'11 (4.29m x 2.72m)

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

## Bedroom Two

13'7 x 8'2 (4.14m x 2.49m)

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

## Bedroom Three

8'2 x 7'1 (2.49m x 2.16m)

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

## Bedroom Four

10'3 x 6'6 (3.12m x 1.98m)

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

## Bedroom Five

8'1 x 6'9 (2.46m x 2.06m)

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

## Bathroom

8'1 x 7'6 (2.46m x 2.29m)

Spotlights, double glazed window to rear, tiled walls and flooring, freestanding bath, low level WC, vanity wash hand basin, radiator.

## Garden

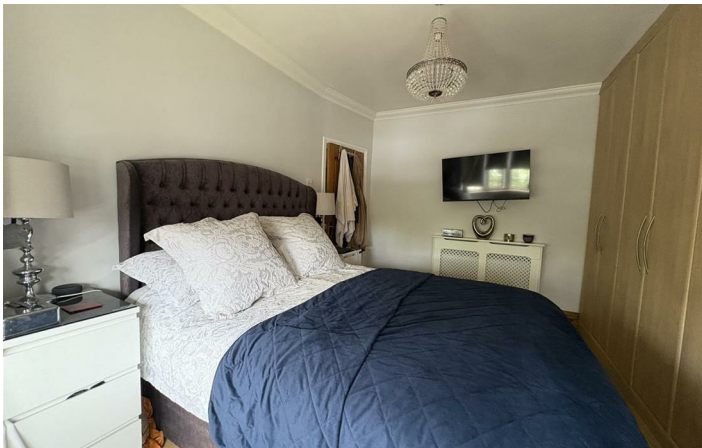
100' (30.48m)

Part decking and part laid to lawn, outbuilding with power, extra storage cupboard.

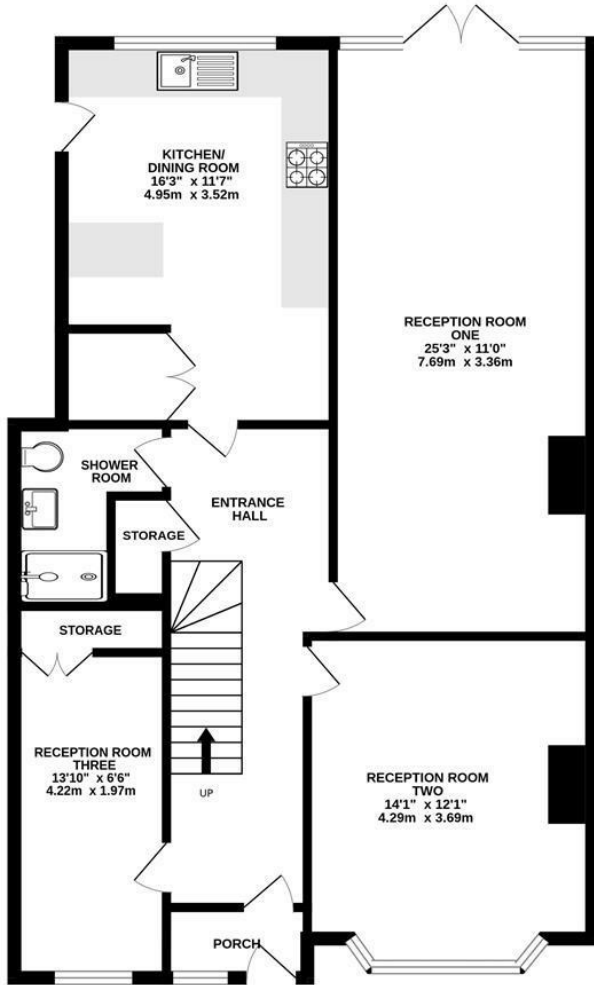
## Parking

Paved driveway for two cars, EV charging point, water tap and electric socket.

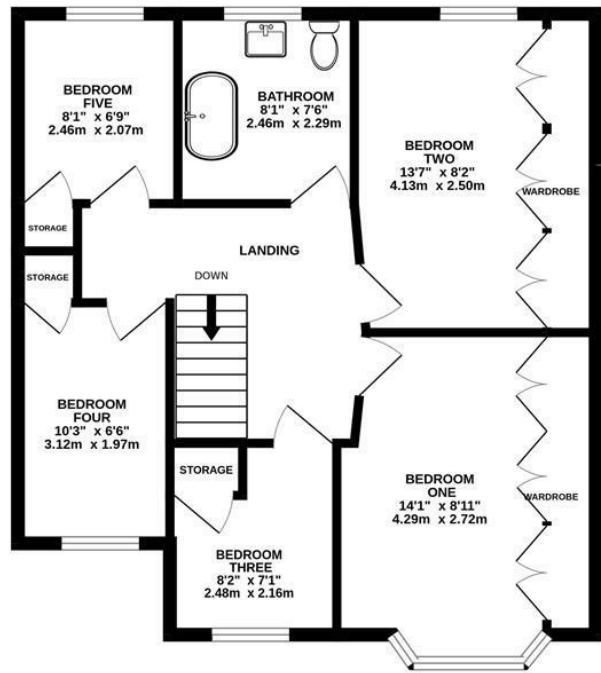




**GROUND FLOOR**  
922 sq.ft. (85.7 sq.m.) approx.



**1ST FLOOR**  
631 sq.ft. (58.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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: E  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	