



Norman Road, Hornchurch, RM11 1LN

Available from the end of June is this five bedroom home, the accommodation includes two reception rooms, kitchen/breakfast room, ground floor WC, three bedroom and bathroom on the first floor and two further bedrooms and shower room on the second floor. Externally there is a driveway to the front and a 46ft rear garden with detached outbuilding.

£2,600 PCM (per calendar month) - Council Tax Band: D
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent

Norman Road

Hornchurch, RM11 1LN



Entrance Hall

Part frosted double glazed entrance door, under stair cupboard, stairs to first floor, radiator, laminate flooring.

Ground Floor WC

Low level WC, wash hand basin, part tiled walls, tiled flooring.

Reception Room One

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

Double glazed bay windows to front, feature fire surrounding, radiator, coved ceiling, laminate flooring.

Reception Room Two

11'2 x 10'10 (3.40m x 3.30m)

Glazed door to Kitchen/Breakfast Room, radiator, coved ceiling, laminate flooring.

Kitchen/Breakfast Room

17'4 x 17'2 narrowing to 8'11 (5.28m x 5.23m narrowing to 2.72m)

Part double glazed door to rear, two double glazed windows to rear. Kitchen includes wall and base units, breakfast bar, stainless steel single drainer sink, gas cooler point, extractor, plumbing for washing machine, integrated fridge freezer, dishwasher, part tiled walls, radiator, tiled flooring.

Landing

Stairs to second floor and ground floor, carpet.

Bedroom One

14'1 x 11'1 (4.29m x 3.38m)

Double glazed bay window to front, built in wardrobes, feature fire surrounding, radiator, coved ceiling, carpet.

Bedroom Two

10'15 x 10'10 narrowing to 7'4 (3.05m x 3.30m narrowing to 2.24m)

Double glazed window to rear, cupboard housing boiler, radiator, coved ceiling, carpet flooring.

Bathroom

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, panelled bath, heated towel rail, tiled walls, vinyl flooring.

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

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

Landing (second floor)

Stairs to first floor, carpet.

Bedroom Four (second floor)

12'4 x 7'11 (3.76m x 2.41m)

Two double glazed sky lights to front, radiator, carpet.

Bedroom Five (second floor)

9'6 x 8'6 (2.90m x 2.59m)

Double glazed window to rear, radiator, carpet.

Shower Room (second floor)

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, shower cubicle, radiator, tiled walls, vinyl flooring.

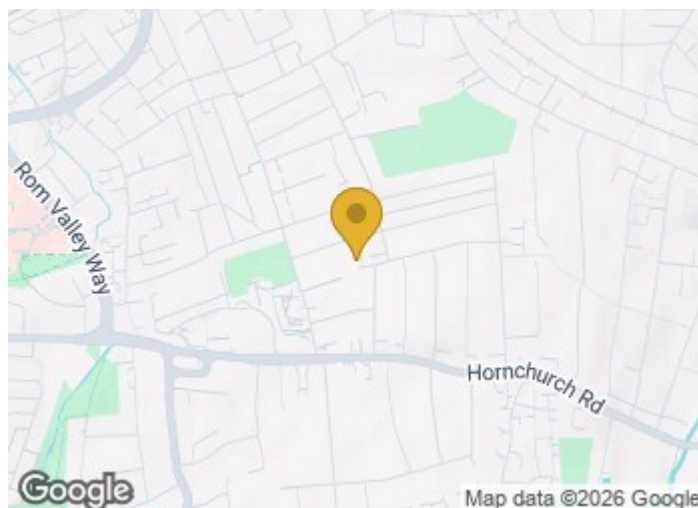
Garden

46' (14.02m)

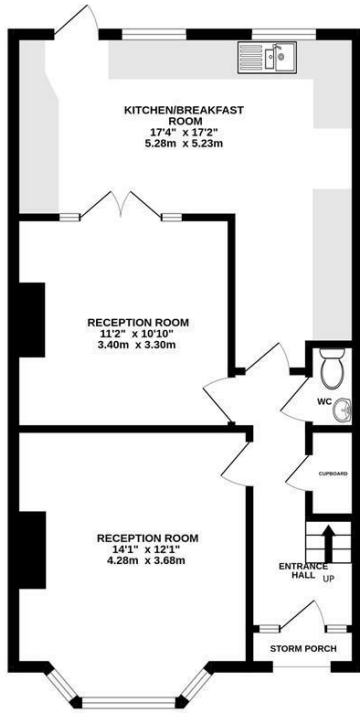
Steps to patio, lawn, detached outbuilding (17'6 x 8'10) with power and light.

Parking

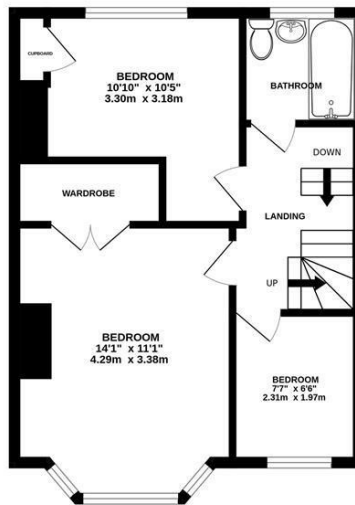
Driveway to front.



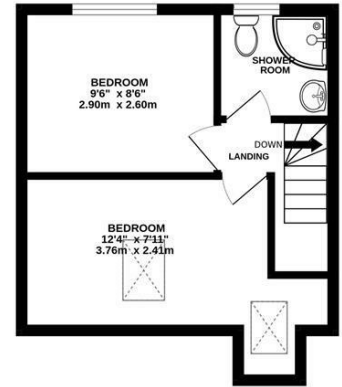




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.

TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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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Tenant Fees:

Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.

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	
Energy Efficiency Rating		66	77

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	
Environmental Impact (CO ₂) Rating			