



White Gates, Hornchurch, RM12 4XB

- Detached Bungalow
- Three Bedrooms
- In Need Of Modernisation
 - Chain Free
 - Double Garage
- Scope To Extend & Convert Loft STPP
 - Access Via Private Road
 - 0.7 Miles To Emerson Park Station

Offers in Excess of £650,000-£700,000 - Freehold - Council Tax: F

White Gates

Hornchurch, RM12 4XB



Entrance Hall

12'2 x 8'2 (3.71m x 2.49m)

Entrance door, loft access, storage cupboard, carpet.

Reception Room

18'6 x 11'6 (5.64m x 3.51m)

Double glazed window to side, double glazed sliding door to rear, radiator, carpet.

Conservatory

14'4 x 12'1 (4.37m x 3.68m)

Double glazed windows to rear and side, double glazed door to garden.

Kitchen

13'3 x 9'6 (4.04m x 2.90m)

Double glazed window to front, wall and base units, single drainer sink, four ring gas hob, radiator, vinyl flooring.

Bedroom One

13'4 x 13'0 (4.06m x 3.96m)

Double glazed window to front, built in wardrobe, carpet.

En Suite

6'3 x 2'5 (1.91m x 0.74m)

Double glazed window to side, low level WC, shower cubicle, radiator,

Bedroom Two

14'6 x 9'0 (4.42m x 2.74m)

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

Bedroom Three

12'0 x 6'8 (3.66m x 2.03m)

Double glazed window to rear, radiator, carpet.

Bedroom Four / Study

Double glazed window to side, radiator, carpet.

Bathroom

Double glazed window to side, panelled bath, shower cubicle, low level WC, wash hand basin, tiled walls, vinyl flooring.

Garden

45' (13.72m)

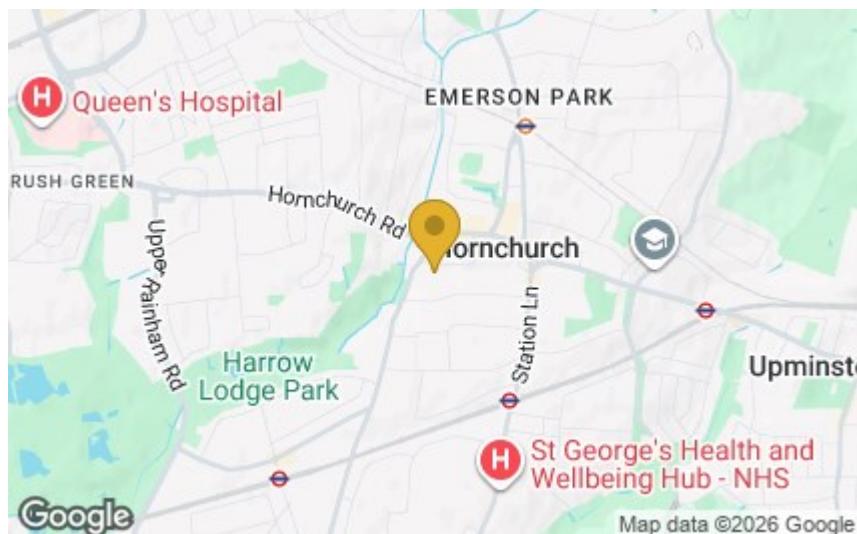
Laid to lawn, side access.

Garage & Parking

Detached double garage with power, one space in front of garage to park.

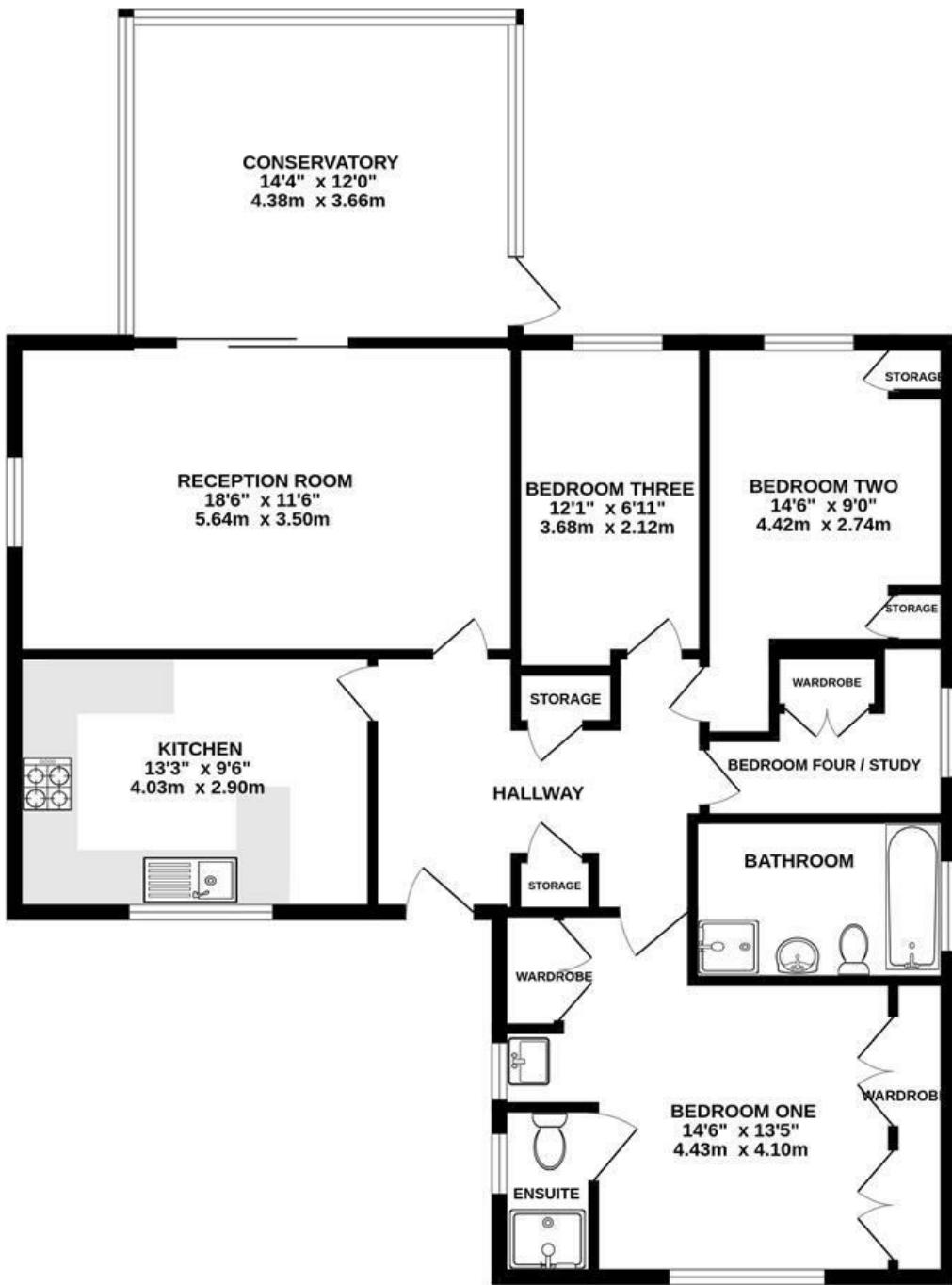
Agents Note

There is a £100 per year charge which is for the maintenance of the private road.





1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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: F

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			

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			
EU Directive 2002/91/EC			
England & Wales			