



Hillview Avenue

Hornchurch, RM11 2DL

Offered for sale with no onward chain is this three bedroom semi detached bungalow in need on modernisation, the accommodation includes entrance porch and hall, reception room kitchen, three bedrooms and bathroom, externally there is a 60 ft garden driveway and detached garage.

Offers in Region of £425,000 - Freehold - Council Tax: D

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Entrance Porch

Part double glazed entrance door, double glazed window to front.

Entrance Hall

Door to porch, cupboard, carpet.

Reception Room

18'10 x 11'11 narrowing to 10'7 (5.74m x 3.63m narrowing to 3.23m)
Double glazed door and window to rear, two radiators, carpet.

Kitchen

10'9 x 9'9 (3.28m x 2.97m)
Frosted window and door to side, radiator, tiled flooring. Kitchen includes wall and base units, sink, gas cooker point, boiler.

Bedroom One

16'1 x 9'2 (4.90m x 2.79m)
Double glazed bay window to front, cupboard with loft access, radiator, carpet.

Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)
Double glazed window to rear, fitted wardrobes, radiator, carpet.

Bedroom Three/Study

7'10 narrowing to 5'5 x 7'1 (2.39m narrowing to 1.65m x 2.16m)
Double glazed window to front, radiator, carpet.

Bathroom

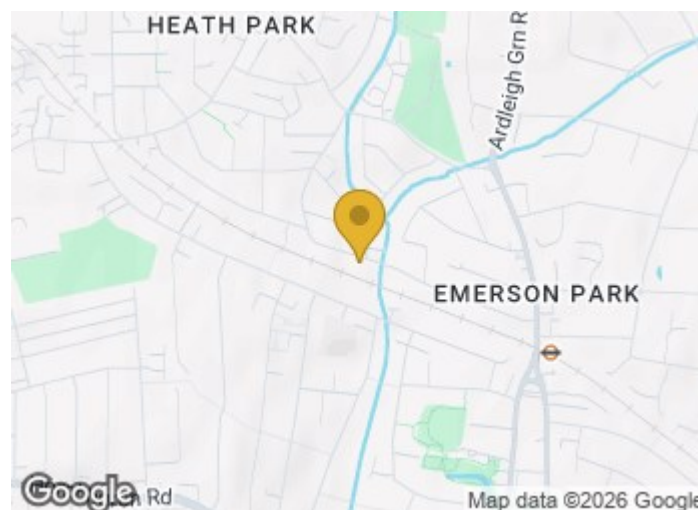
Frosted double glazed window to side, low level WC, wash hand basin, shower cubicle. panelled bath, radiator, tiled walls.

Garden

60' (18.29m)
Patio, lawn, shed.

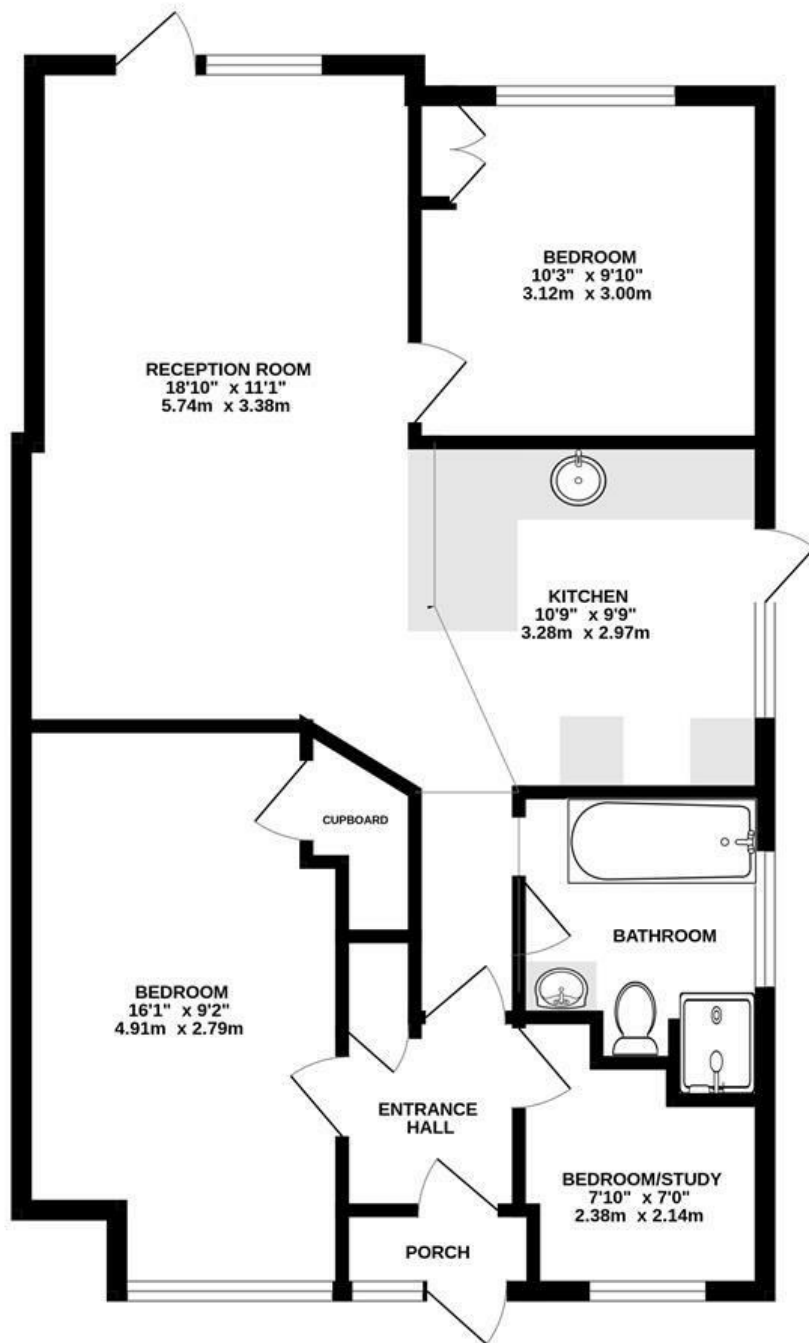
Driveway & Garage

Driveway to side with gate, detached garage (26'9 x 8'9) power and light, door to garden.





GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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: 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			
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	