



Hillcrest Road

Hornchurch, RM11 1EA

Guide Price: £650,000 - £675,000 A much improved and extended four bedroom end of terrace home, the accommodation includes, entrance hall and porch, a kitchen/diner, two resection rooms, four bedrooms the master with ensuite and family bathroom. Externally there is a driveway to the front for three cars and a detached double garage to the rear along with a 59' rear garden.

Guide Price £650,000 to £675,000 - Freehold - Council Tax: D

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Entrance Porch

Part frosted double glazed entrance door, frosted double glazed window to front, tiled flooring.

Entrance Hall

Door to porch, stairs to first floor, radiator, laminate flooring.

Reception Room One

31'10 x 11'11 (9.70m x 3.63m)

Double glazed bay window to front, double glazed frosted door to rear, double glazed window to side, two radiators, carpet.

Reception Room Two

13'7 x 12'6 (4.14m x 3.81m)

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

Kitchen/Diner

18'3 x 12'1 (5.56m x 3.68m)

Double glazed window to rear, double glazed patio doors to rear, wall and base units, stainless steel single drainer sink, plumbing for washing machine and dishwasher, understair cupboard, radiator, coved ceiling, part tiled walls, tiled flooring.

Landing

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

Bedroom One

17'3 x 11'9 (5.26m x 3.58m)

Double glazed window to front, two built in wardrobes, eaves storage, radiator, carpet.

Ensuite

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

Bedroom Two

14'1 x 8'2 (4.29m x 2.49m)

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

Bedroom Three

12' x 11'5 narrowing to 8'6 (3.66m x 3.48m narrowing to 2.59m)

Double glazed window to rear, built in wardrobe, cupboard housing boiler, radiator, coved ceiling, laminate flooring.

Bedroom Four

8' x 7'8 (2.44m x 2.34m)

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

Bathroom

Frosted double glazed window to rear, low level WC, double vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

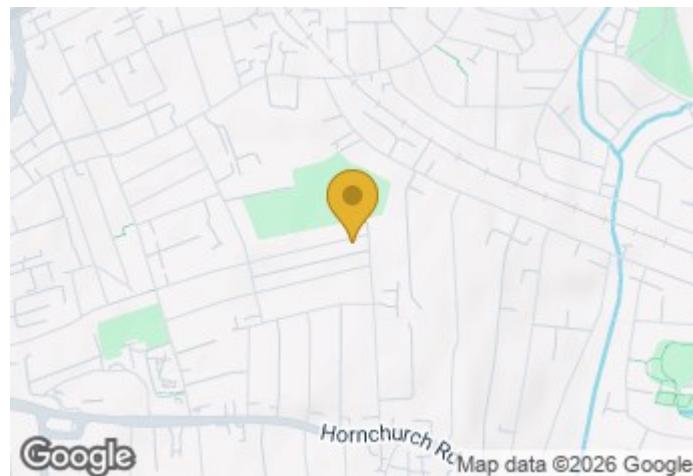
Garden

59' (17.98m)

Side pedestrian access, patio area, lawn with surrounding flower beds, outside tap and lighting, access to garage.

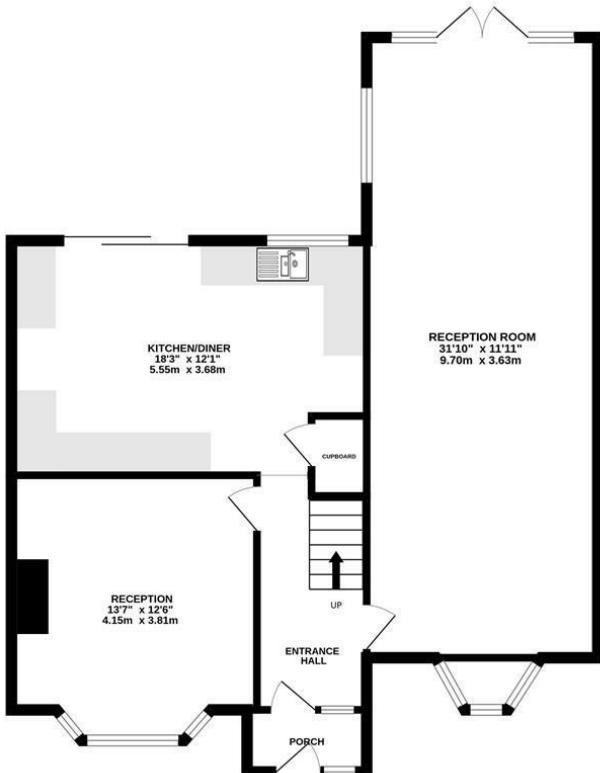
Driveway & Garage

Driveway to front for three cars. Detached double garage to rear measuring 31'8 x 20'7 narrowing to 9'2 with storage area and workshop 8'11 x 7'1 with power and light.

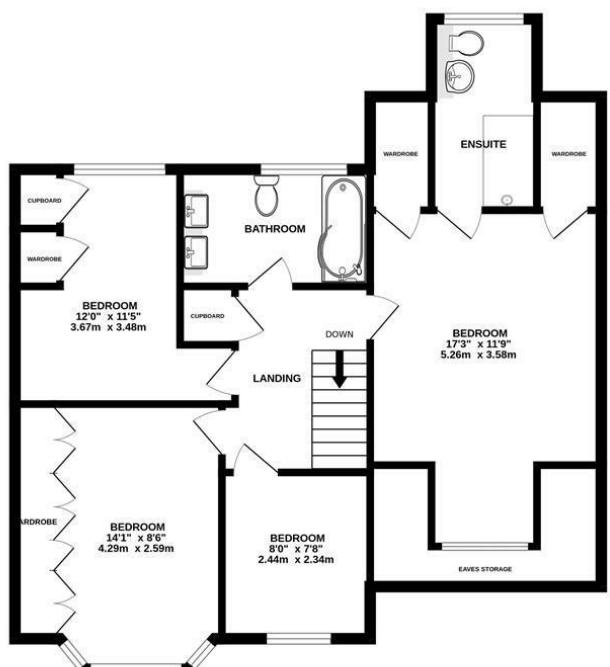




GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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			
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			