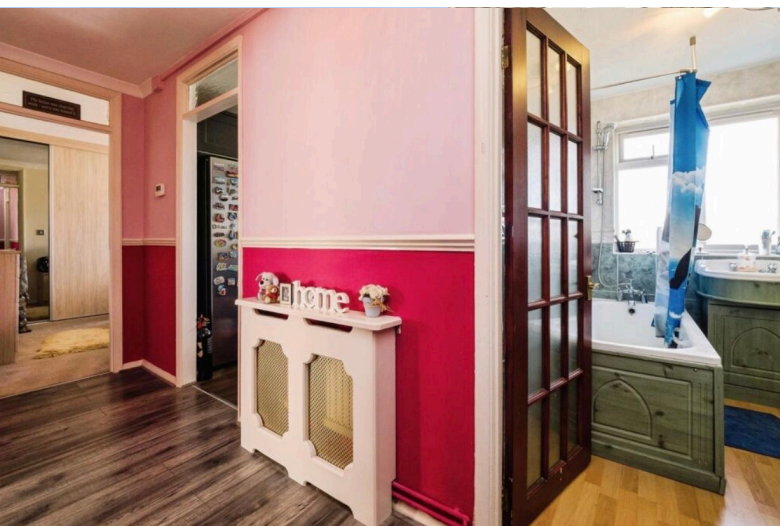




Asking Price £195,000

TENURE : LEASEHOLD

Diban Court, HORNCHURCH, RM12 4YJ

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

One-bedroom first floor flat

Ample resident parking available

Newly fitted modern kitchen

New electrical rewire throughout

New double-glazed windows installed

Bespoke fitted bedroom wardrobes

Foxes Abode Ltd

Systems House, RHS Office 4, 1st Floor, 5 Hordon Industrial Estate,
West Horndon, Essex, CM13 3XL.

robyn@foxesabode.co.uk | 0208 536 6600



This one-bedroom flat is for sale in Hornchurch and is presented in good condition on the first floor of a residential block with ample parking. The property offers a reception room, a newly fitted kitchen and a Generous size bathroom, making it suitable for a single occupier, couple or as a pied-à-terre.

Internally, the flat benefits from a new electrical rewire and new windows, supporting everyday comfort and efficiency, complemented by an EPC rating of C. The bedroom features bespoke fitted wardrobes to maximise storage, while a large utility cupboard provides additional practical space for household items.

The flat is close to local shops, offering convenient access to everyday amenities, cafés and services along Hornchurch's nearby streets and high street area. Hornchurch is known for its green spaces, with parks such as Harrow Lodge Park within easy reach for walking, leisure and sports facilities.

Public transport links are a strong feature, with local bus services and a Superloop bus providing direct access to local hospitals, supporting those working in or regularly visiting healthcare facilities. Hornchurch Underground station on the District line offers services towards central London, including connections to West Ham and Monument, with typical journey times into central London of around 35-45 minutes, depending on interchange.

This one-bedroom flat for sale in Hornchurch combines updated internal features, practical storage and convenient access to shops, transport links and local amenities, making it a practical option within the area.

Diner/Living Room 220' 6" x 153' 7" (5.60m x 3.90m)

UPVC Double Glazed window to Front aspect, Wall mounted Radiator, Feature Fireplace with surround, Various socket points Ceiling fan and Laminate flooring laid

Kitchen 2.90m x 2.45m (9' 6" x 8')

UPVC Double glazed window to side aspect, Matching Eye and Base units, Corner Cupboard with Carousel Storage shelf Integrated Oven, Integrated Hob with Extractor Hood over, Space for American style Fridge/Freezer, Plumbing for freestanding Washing machine, Tiled splash back, Stainless Steel sink with Mixer tap over, Various socket points and Laminate flooring laid

Hall

Doors to all rooms, Wall mounted Radiator with cover over and Laminate flooring laid

Bedroom 3.60m x 2.90m (11' 10" x 9' 6")

UPVC Double Glazed window to Side aspect, Bespoke fitted Wardrobes x2 Mirrored with hanging rails and Shelving units, Wall mounted Radiator, Ceiling fan, Various socket points and Carpet laid

Bathroom 2.30m x 2.80m (7' 7" x 9' 2")

UPVC Double Glazed window to side aspect, Heated Towel Rail, Bath with shower attachments over, Low level WC, Wash hand Basin with vanity unit under, Tiled floor to ceiling and Vinyl flooring laid

Utility Room 1.30m x 0.90m (4' 3" x 2' 11")

Window to Front aspect, Storage rail. Electric meter / Gas meter, Space for Freestanding Tumble dryer, Various socket points and Carpet laid

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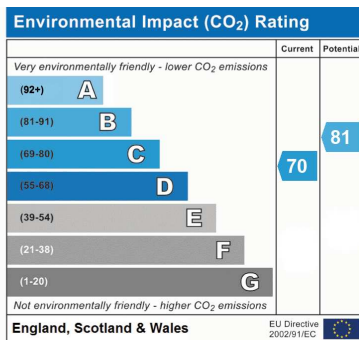
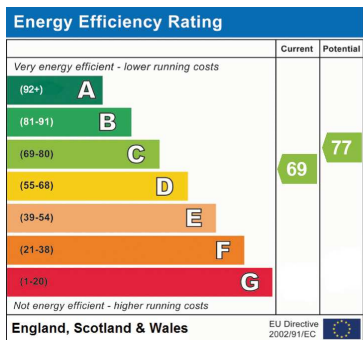
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