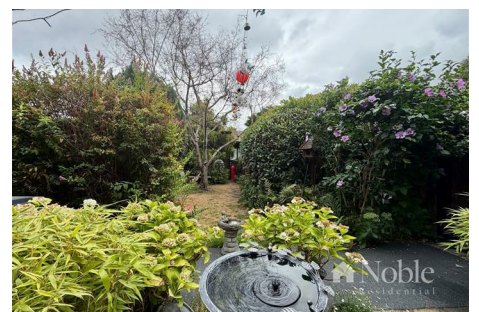




Craigdale Road

Hornchurch, RM11 1AH

Guide Price £500,000 - £525,000 Ideally located for Romford Town and Station is this impressive three bedroom period style end of terrace home, the accommodation includes, entrance hall, lounge with log burner to remain, open plan dining and kitchen area, three bedrooms and a first floor four piece bathroom. Externally there is a 53 ft rear garden with detached timber outbuilding ideal as a home office, gym or similar.

Guide Price £500,000 - £525,000 - Freehold - Council Tax: D

Craigdale Road

Hornchurch, RM11 1AH



Entrance Hall

Entrance door, stairs to first floor, radiator, Quickstep laminate flooring.

Lounge

14'8 x 12' (4.47m x 3.66m)

Double glazed sash cord bay window to front, log burner with surround, coved ceiling, radiator, Quickstep laminate flooring.

Dining Area

12'8 x 10' (3.86m x 3.05m)

Double glazed sash cord window to rear, radiator, Quickstep laminate flooring, feature fire surround, opening to kitchen area.

Kitchen Area

18' x 12'8 narrowing 9'4 (5.49m x 3.86m narrowing 2.84m)

Double glazed window and door to rear, Quickstep laminate flooring, range of fitted wall and base units with granite worktops, butler sink, integrated dishwasher and washing machine, oven and microwave to remain, opening to dining area.

Boiler Cupboard

7'3 x 3'6 (2.21m x 1.07m)

Double glazed window to side, boiler replaced 02/26.

Landing

Loft access with ladder, light and boarding, carpet in landing .

Bedroom One

14'8 x 11'8 (4.47m x 3.56m)

Double glazed sash cord bay window to front, radiator, carpet.

Bedroom Two

12'8 x 10'2 (3.86m x 3.10m)

Double glazed sash cord window to rear, radiator, carpet, airing cupboard.

Bedroom Three

8'7 x 5'11 (2.62m x 1.80m)

Double glazed sash cord window to front, radiator, carpet.

Bathroom

9'5 x 7'4 (2.87m x 2.24m)

Frosted double glazed sash cord window to rear, high flush WC, pedestal wash hand basin, double shower cubicle (shower replaced 02/26), freestanding roll top bath, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Garden

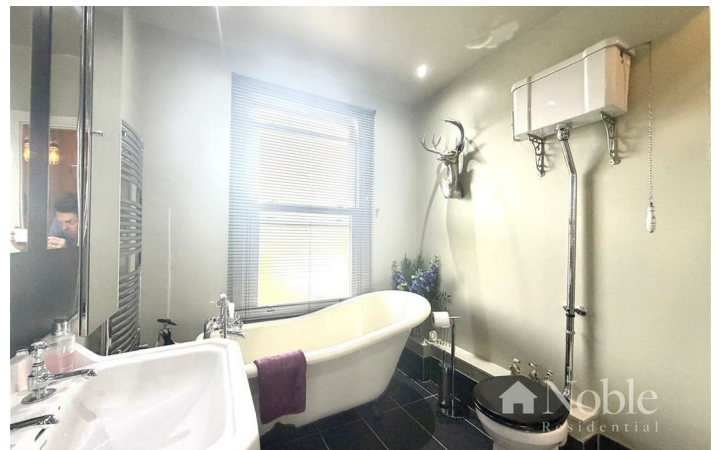
53' (16.15m)

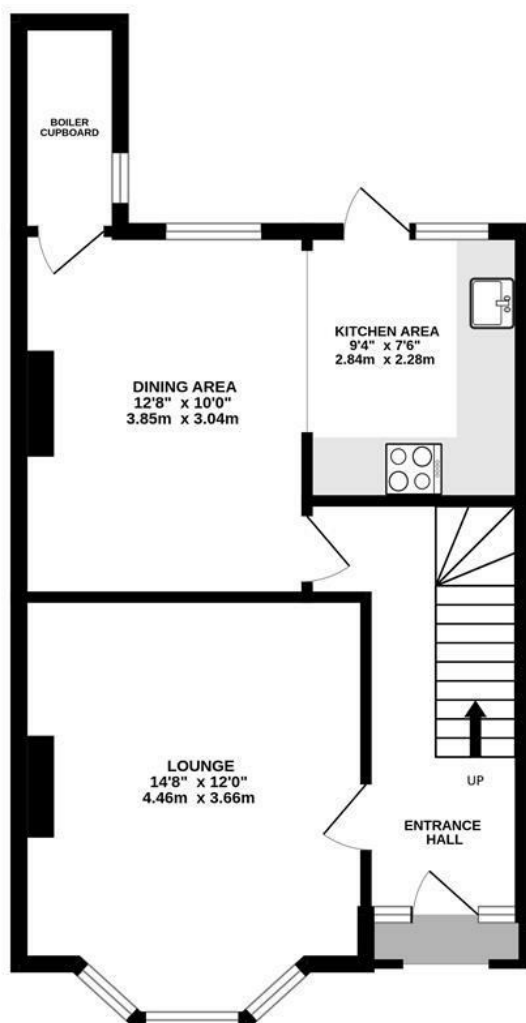
Patio area, lawn, shed, side pedestrian access, outside light and tap. Outbuilding (15'2 x 9'4) air conditioning, alarm intercom, power and light.

Parking

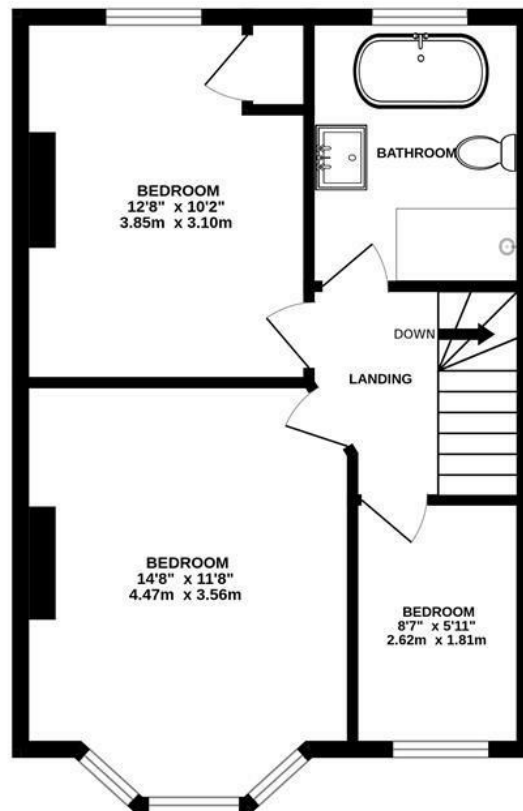
Residents parking permits available.







GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

TOTAL FLOOR AREA : 908 sq.ft. (84.3 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	