



## Rural Close

Hornchurch, RM11 1FH

**\*GUIDE PRICE £500,000 to £550,000\*** - Located on the popular St Leonards development is greatly improved and extended three bedroom semi detached house the accommodation includes entrance porch, lounge, kitchen/diner, conservatory, ground floor WC, three double bedrooms all with fitted wardrobes and a four piece bathroom, Externally there is a driveway to the front, a 36 ft garden with detached outbuilding.

**Guide Price £500,000 - £550,000 - Freehold - Council Tax: D**

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## Entrance Porch

Entrance door, frosted double glazed window to front, meter cupboard, laminate flooring.

## Reception Room

23'6 x 11'8 (7.16m x 3.56m )

Double glazed bay window to front, double glazed frosted door to conservatory, two radiators, laminate flooring.

## Conservatory

12'7 x 11'2 narrowing to 6'5 (3.84m x 3.40m narrowing to 1.96m )

Double glazed French doors to rear, double glazed windows to side and rear, log burner, radiator, tiled flooring.

## Kitchen/Diner

23'11 x 8'1 narrowing to 7'7 (7.29m x 2.46m narrowing to 2.31m )

Double glazed window to rear, double glazed door to rear, wall and base units, granite worktops, butler sink, plumbing for washing machine, integrated dish washer, electric and gas cooker points, extractor to remain, radiator, coved ceiling. part tiled walls, tiled flooring.

## Ground Floor WC

Low level WC, wash hand basin, part tiled walls, tiled flooring.

## Landing

Coved ceiling, carpet.

## Bedroom One

11'7 x 9'10 (3.53m x 3.00m )

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

## Bedroom Two

9'7 x 8'5 (2.92m x 2.57m )

Double glazed window to rear, fitted wardrobes, radiator, coved ceiling, carpet.

## Bedroom Three

15'1 x 7'9 (4.60m x 2.36m )

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

## Bathroom

8'6 x 7'7 (2.59m x 2.31m )

Frosted double glazed window to front, low level WC, pedestal wash hand basin, corner bath, shower cubicle, radiator, extractor, part tiled walls tiled flooring.

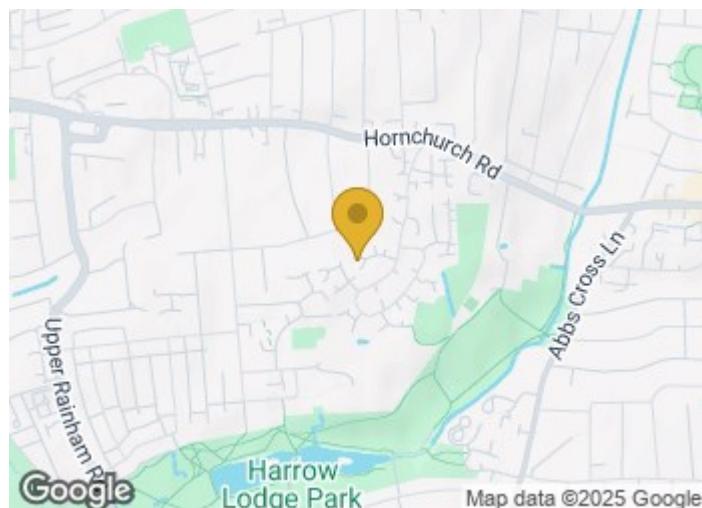
## Garden

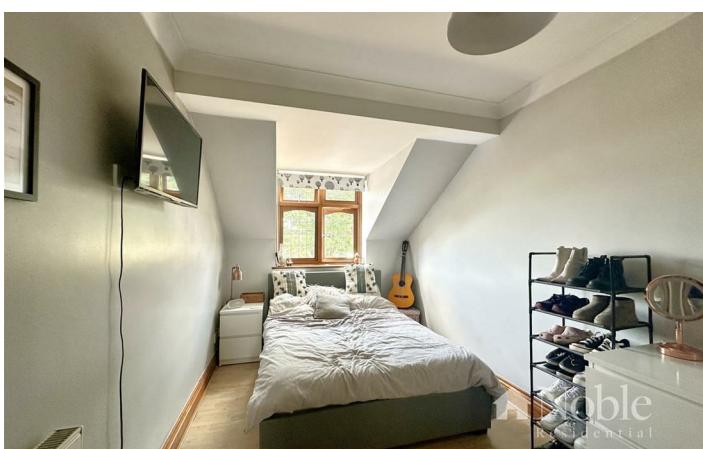
36' (10.97m)

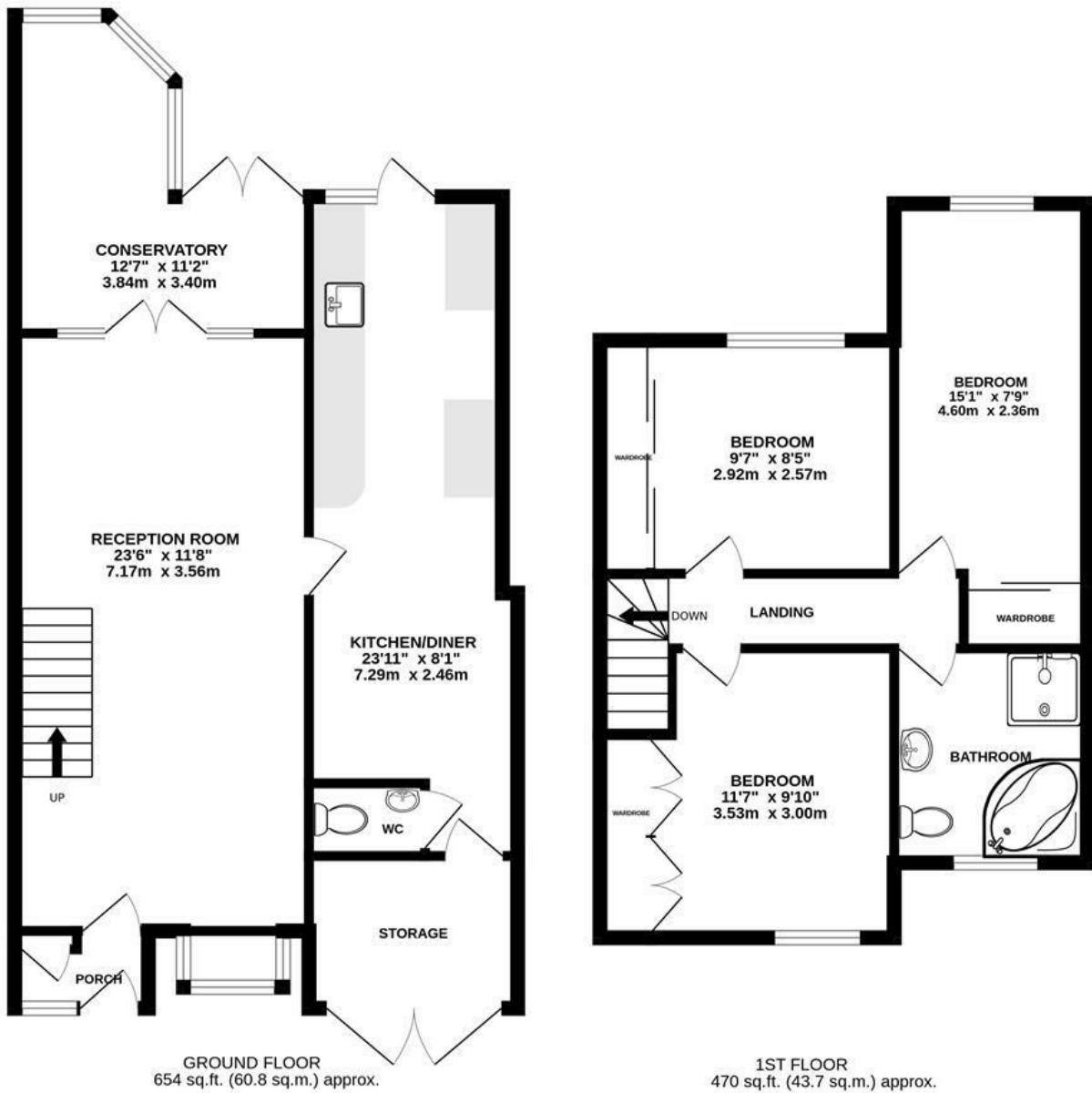
Side pedestrian access, decked area, shingled area, lawn, outside tap and light, barbecue, outbuilding to rear with power and light 11'1 x 7'7

## Parking

Driveway to front, storage area with plumbing and light housing the boiler 8'3 x 6'1 and access to kitchen/diner.







**TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			