



Grey Towers Avenue, Hornchurch, RM11 1JF

- Extended
- Three Bedrooms
- Driveway For Two Cars
 - Semi Detached
- 0.5 Miles to Emerson Park Station
 - 60' Rear Garden
- Potential To Extend Further STPP
 - 0.2 Miles Walk To High Street

£750,000 - Freehold - Council Tax: E

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Entrance Porch

6'6 x 3' (1.98m x 0.91m)

Entrance door, double glazed window to front, tiled flooring.

Entrance Hall

13'4 x 10'5 (4.06m x 3.18m)

Entrance door, Amtico flooring, storage cupboard.

Reception Room

14'9 x 12'7 (4.50m x 3.84m)

Double glazed bay window to front, feature fireplace, radiator, Amtico flooring.

Kitchen/Dining Room

26 x 18'8 (7.92m x 5.69m)

Spotlights, Amtico flooring, wall and base units, built in island with base units and inset sink with boiling tap, electric hob, double oven, dishwasher, log burner, radiator, bi-folding doors to garden.

Utility Room

8' x 6'4 (2.44m x 1.93m)

Amtico flooring, space for washing machine and tumble dryer, single drainer sink, door to side.

Ground floor WC

5'6 x 2'8 (1.68m x 0.81m)

Spotlights, Amtico flooring, low level WC, wash hand basin.

Landing

20'2 x 6'3 (6.15m x 1.91m)

Loft access, radiator, carpet, double glazed window to side.

Bedroom One

14'4 x 13'4 (4.37m x 4.06m)

Double glazed window to rear, solid oak flooring, carpet.

Bedroom Two

15' x 12' (4.57m x 3.66m)

Double glazed bay window to front, built in wardrobes, radiator, carpet.

Bedroom Three

7'2 x 7'9 (2.18m x 2.36m)

Double glazed window to front, radiator, carpet.

Bathroom

13'08 x 5'2 (4.17m x 1.57m)

Double glazed window to rear, shower cubicle, low level WC, vanity wash hand basin, panelled bath, heated towel rail, laminate flooring.

Garden

approx 65' (approx 19.81m)

Part paved and part laid to lawn, access to garage, shed.

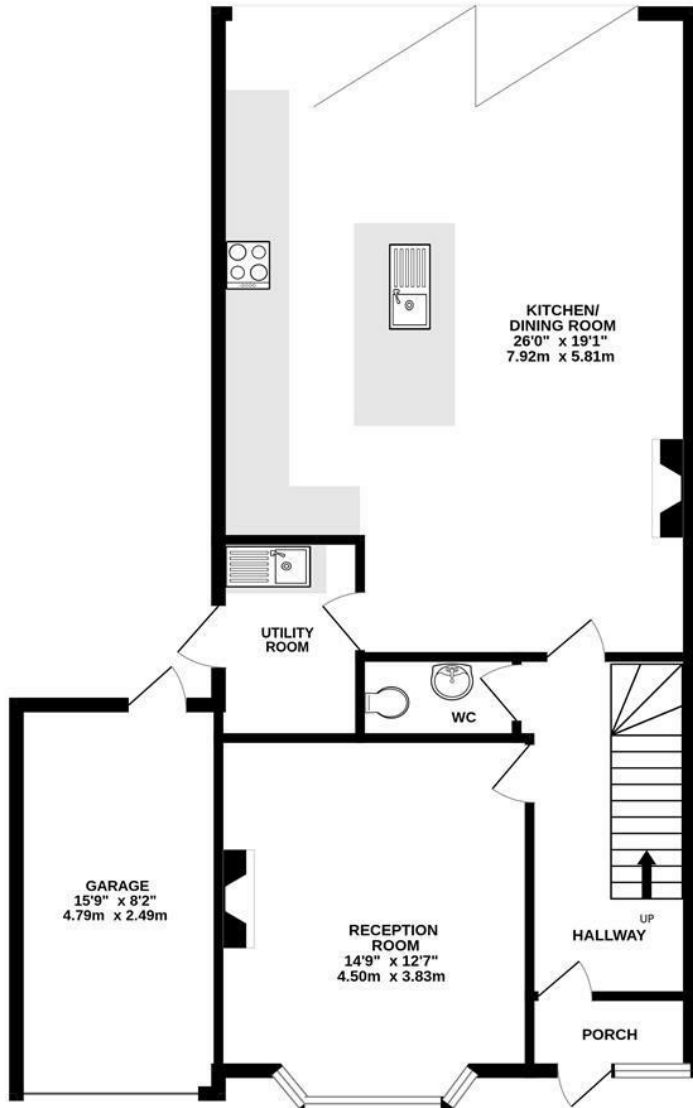
Driveway / Garage

Paved driveway for two cars and an attached garage measuring 15'8 x 7'6.

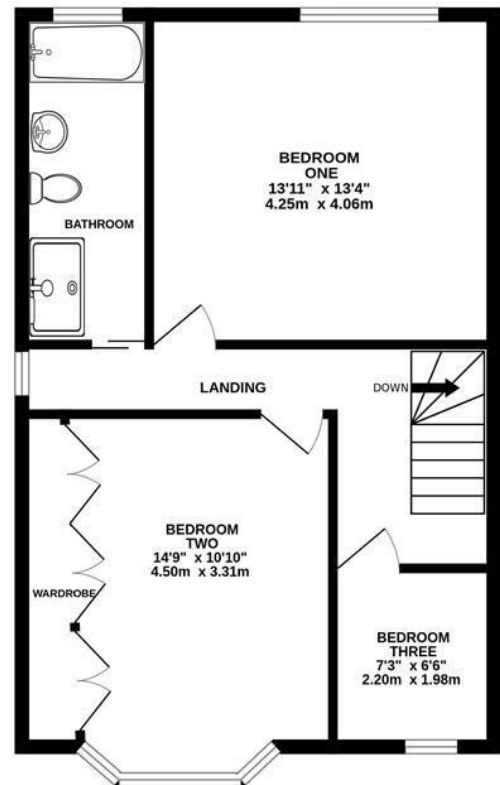




GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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: E
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	84

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	