



Babington Road, Hornchurch, RM12 4AR

- Guide Price £550,000 - £575,000
 - In Need Of Renovation
 - Four Bedrooms
 - Chain Free
 - Driveway For Two Cars
 - End Terraced
- 0.9 Miles to Emerson Park Station
 - 70' Rear Garden
- Potential To Extend STPP

Guide Price £550,000 - £575,000 - Freehold - Council Tax: E

Babington Road

Hornchurch, RM12 4AR



Porch

6'0 x 3'8 (1.83m x 1.12m)

French doors, exposed brick walls, tiled flooring.

Entrance Hall

13'7 x 6'0 (4.14m x 1.83m)

Entrance door, radiator, carpet.

Through Lounge

27'11 x 12'2 (8.51m x 3.71m)

Double glazed window to front, radiator, carpet, French doors into kitchen/dining room.

Kitchen/ Dining Room

21'1 x 18'2 narrowing to 6'5 (6.43m x 5.54m narrowing to 1.96m)

Double glazed windows to rear, door to rear and side, wall and base units, single drainer sink, four ring gas hob, laminate flooring.

Landing

7'11 x 7'1 (2.41m x 2.16m)

Carpet, stairs leading up to third bedroom, double glazed window to side.

Bedroom One

15'5 x 11'9 (4.70m x 3.58m)

Double glazed window to front, built in wardrobes, radiator, connecting door to bedroom two, carpet.

Bedroom Two

12'5 x 11'9 (3.78m x 3.58m)

Double glazed window to rear, built in storage cupboard, carpet, connecting door into bedroom one.

Bedroom Four

9'11 x 6'10 (3.02m x 2.08m)

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

Bathroom

7'7 x 7'0 (2.31m x 2.13m)

Double glazed window to rear, panelled bath, wash hand basin, low level WC, tiled walls, storage cupboard, radiator.

2nd floor Landing

Wooden flooring and double glazed window to rear.

Bedroom Three

14'3 x 14'3 narrowing to 3'6 (4.34m x 4.34m narrowing to 1.07m)

Double glazed window to rear, radiator, carpet.

Garden

70' (21.34m)

Part paved and part laid to lawn, door into rear of garage.

Driveway & Garage

Part paved for two cars and part laid to lawn, garage with power.







TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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: E
 Tenure: Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	84	England & Wales		EU Directive 2002/91/EC	59