



 **3**

Bedrooms

 **2**

Bathrooms



CHAIN FREE | 3 Bedrooms | 2 Reception Rooms | Ensuite to Master Bedroom | Split-Level | New Lease | Close to multiple Transport links and Local Amenities...

Located in Hornchurch, this three-bedroom, two-bathroom split-level maisonette presents a practical living space with two reception rooms. The property is situated on Hornchurch Road, RM11, offering convenient access to local amenities and transport links. The maisonette features an ensuite to the master bedroom, providing added privacy and convenience. The separate kitchen and dining room offer distinct spaces for cooking and dining, enhancing the functionality of the home.

Upon entering, you are welcomed with a bright reception room. This space is ideal for family gatherings or as a formal living area. The second reception room can serve as a dining room or additional living space, depending on your needs. The kitchen is equipped with ample cabinetry and work surfaces, providing a practical area for meal preparation.

Upstairs, the master bedroom benefits from an ensuite shower room, offering a private retreat within the home. Two additional bedrooms provide flexibility for family, guests, or a home office. The main bathroom is conveniently located to serve the additional bedrooms.

The location offers easy access to local parks and recreational areas. Hornchurch provides a variety of amenities, including shops, restaurants, and schools, making it a convenient location for families and professionals alike. The Romford Elizabeth Line Station is close by, along with Hornchurch and Emerson Park stations.

Other Information...

Parking Arrangements: On-street parking

Vendor's position: Chain. Free

Council Tax Band: C (£2056.48p/yr)

Tenure: Leasehold - New lease provided on completion

Service Charge: £0

Ground Rent: TBC - Proposed £150 Per Annum

Utilities

Water: Mains water connected to the property

Electricity: Property connected to mains electricity

Drainage: Mains & surface water drainage connected to the property

Heating: Gas Central Heating

Windows: Double-glazing

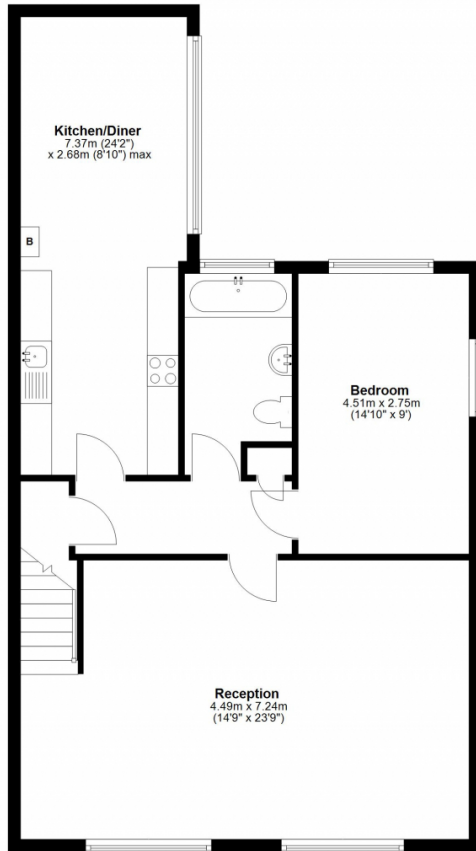
Mobile coverage: Voice & Data likely - We recommend buyers check the Ofcom checker

Broadband (estimated download speeds): Ultrafast 1800 Mbps

DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is related to an Employee of this firm of Estate Agents.

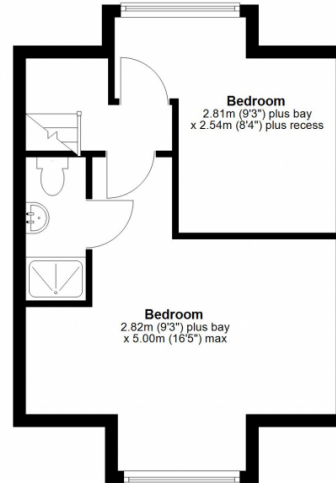
First Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



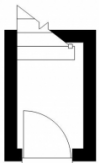
Second Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Ground Floor

Approx. 1.8 sq. metres (19.7 sq. feet)



Total area: approx. 110.3 sq. metres (1187.2 sq. feet)

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. Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Hornchurch Road, Hornchurch, RM11

