



## Hyland Close, Hornchurch, RM11 1DX

Nestled in the desirable area of Hyland Close, Hornchurch, on a plot exceeding 1/3 of an acre is this impressive semi-detached home that offers a perfect blend of space and comfort for family living. Spanning an expansive 2,243 square feet, the property boasts the potential for seven bedrooms and offers scope for further extensions should this be required. Further benefits include two modern bathrooms, utility room and kitchen/diner. Externally there is a driveway for three cars, garage and a rear garden measuring 165' x 164'.

**Offers in Region of £950,000- Freehold - Council Tax: F**

# Hyland Close

Hornchurch, RM11 1DX



## Entrance Porch

Entrance door, double glazed windows to front and side, tiled flooring.

## Entrance Hall

Door to porch, understair cupboard, stairs to first floor, radiator, coved ceiling, Amtico flooring.

## Kitchen/Diner

27'8 x 22'7 narrowing to 10'2 (8.43m x 6.88m narrowing to 3.10m )

Two double glazed windows to rear, part double glazed door to rear, wall and base units, single drainer sink, gas cooker point, dishwasher, boiler, tiled walls, radiator, tiled flooring.

## Utility Room

7'7 x 5'11 (2.31m x 1.80m)

Stainless steel single drainer sink, wall and base units, plumbing for washing machine, tiled flooring.

## Reception Room One

15'3 x 12'10 (4.65m x 3.91m)

Double glazed bay window to front, feature fire surround, radiator, coved ceiling, laminate flooring.

## Reception Room Two

12'4 x 11'2 (3.76m x 3.40m)

French doors to kitchen/diner, feature fire surround, radiator, coved ceiling, laminate flooring.

## Reception Room Three/Bedroom Six

14'11 x 8'9 at max (4.55m x 2.67m at max)

Double glazed window to front, cupboard, radiator, coved ceiling, laminate flooring.

## Reception Room Four/Bedroom Seven

irregular shape 24' x 22'6 at max (irregular shape 7.32m x 6.86m at max )

Double glazed double doors to rear, access to garage, two radiators, coved ceiling, laminate flooring.

## Ground Floor Bathroom

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, walk in shower enclosure, bath, heated towel rail, tiled walls, tiled flooring.

## Landing

Loft access, coved ceiling, carpet.

## Bedroom One

15'3 x 11'9 (4.65m x 3.58m)

Double glazed bay window to front, radiator, coved ceiling, carpet.

## Bedroom Two

12'5 x 11'3 (3.78m x 3.43m )

Double glazed window to rear, feature fire surround, radiator, coved ceiling, carpet.

## Bedroom Three

13'7 x 8'3 at max (4.14m x 2.51m at max )

Frosted double glazed window to side, fitted wardrobes, radiator, coved ceiling, carpet.

## Bedroom Four

10'1 x 8' (3.07m x 2.44m)

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

## Bedroom Five

7'11 x 7'2 (2.41m x 2.18m )

Double glazed bay window to front, fitted bedroom furniture, radiator, coved ceiling, laminate flooring.

## Bathroom

Frosted double glazed window to rear, low level WC, wash hand basin, shower cubicle, roll top bath, heated towel rail, coved ceiling, tiled walls, tiled flooring.

## Garden

165' x 156' at widest (50.29m x 47.55m at widest)

Decked area leading to lawn, outside lighting and tap, shed.

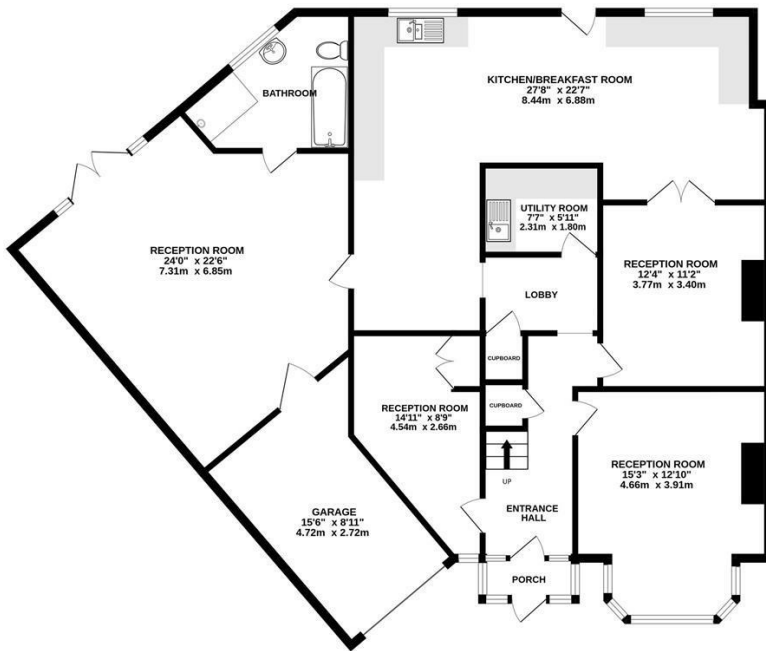
## Driveway & Garage

15'6 x 8'11 (4.72m x 2.72m)

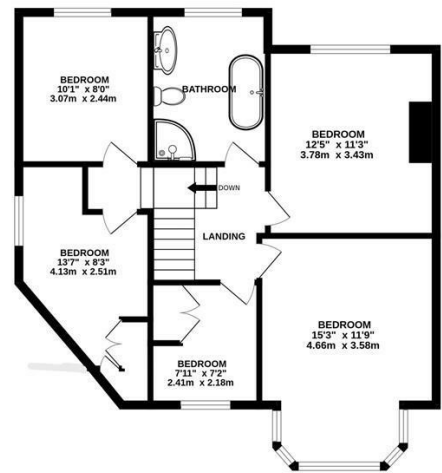
Driveway to front for three cars, garage.







GROUND FLOOR  
1551 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

TOTAL FLOOR AREA : 2243 sq.ft. (208.3 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: F  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	75

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