



## Candover Road, Hornchurch, Essex, RM12 4TZ

- Detached Bungalow
  - Two Bedrooms
- In Need Of Modernisation
  - Chain Free
  - Driveway
- Potential To Extend STPP
- 1.3 Miles To Emerson Park Station

**£450,000 - Freehold - Council Tax: D**

# Candover Road

Hornchurch, RM12 4TZ



## Entrance Porch

Entrance door, tiled flooring.

## Reception Room

27'9 x 18'8 narrowing to 13' (8.46m x 5.69m narrowing to 3.96m)

Double glazed bay window to front, double glazed French doors to rear, electric fireplace, two radiators, carpet, spiral staircase to first floor.

## Kitchen/Breakfast Room

14'5 x 13'1 narrowing to 8' (4.39m x 3.99m narrowing to 2.44m)

Wall and base units, single drainer sink, double glazed window to rear, four ring gas hob and oven, radiator, tiled flooring, double glazed French doors to rear.

## Bedroom One (ground floor)

20'7 x 15'7 (6.27m x 4.75m)

Double glazed bay window to front, range of fitted bedroom furniture, radiator, carpet.

## Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Frosted double glazed window to side, low level WC, corner bath, pedestal wash hand basin, tiled walls, vinyl flooring.

## Bedroom Two (first floor)

13'3 x 12'8 (4.04m x 3.86m)

Double glazed window to side, built in wardrobe, radiator, carpet, eves storage measuring 15' x 12'8.

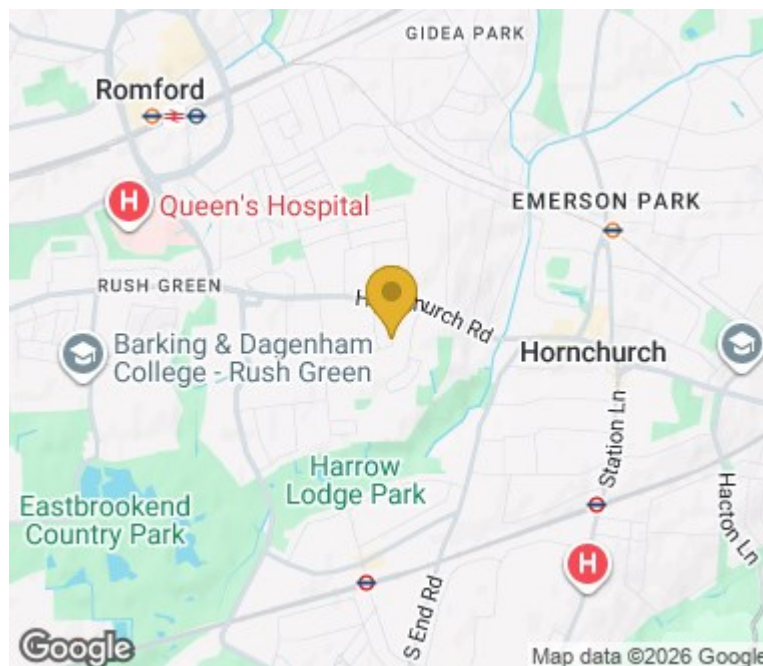
## Garden

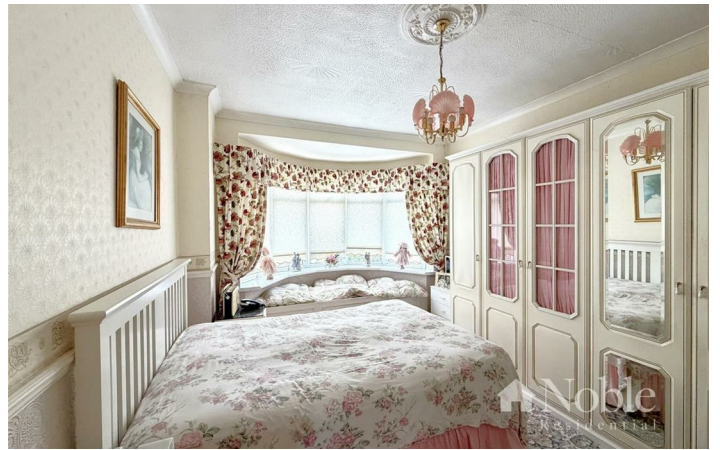
100' (30.48m)

Part paved, part laid to lawn, side pedestrian access both sides, shed.

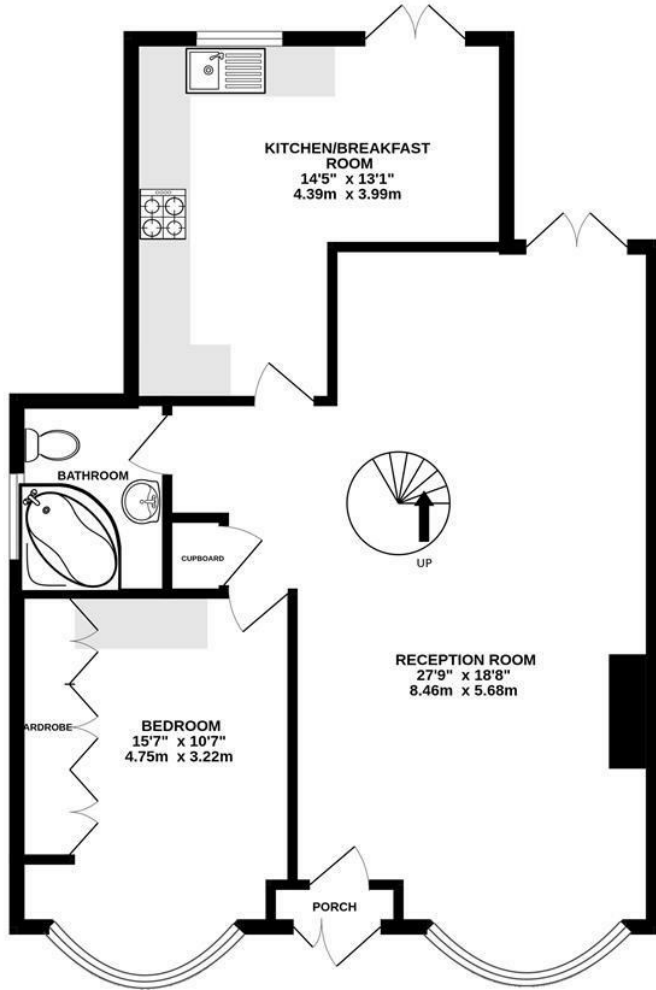
## Parking

Driveway.

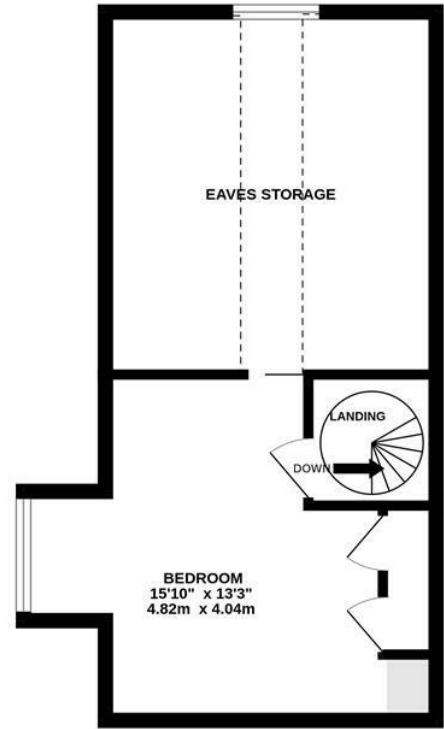




GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>59</b>	EU Directive 2002/91/EC