



## Vicarage Road ,Hornchurch, Essex, RM12 4AS

- Guide Price £450,000 to £475,000
  - Extended
  - Three Bedrooms
  - Private Driveway
    - Mid Terraced
- 1.4 Miles To Emerson Park Station
  - 100' Rear Garden
- Potential To Extend Further STPP

**£450,000 - £475,000-- Freehold - Council Tax: D**

# Vicarage Road

Hornchurch, RM12 4AS



## Entrance Hall

Entrance door, oak flooring, spotlights, radiator.

## Reception Room

25'2 x 10' (7.67m x 3.05m)

Double glazed bay window to front, oak flooring, two radiators.

## Ground Floor Shower Room

8'7 x 2'5 (2.62m x 0.74m)

Spotlights, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled flooring.

## Kitchen/Dining Room

15'6 x 12'2 (4.72m x 3.71m)

Spotlights, wall and base units, single drainer sink, double glazed window to rear, double glazed door to rear, dishwasher, double oven, electric hob, underfloor heating, tiled flooring.

## Landing

9' x 5'7 (2.74m x 1.70m)

Loft access, carpet.

## Bedroom One

13'7 x 10' (4.14m x 3.05m)

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

## Bedroom Two

11'8 x 10' (3.56m x 3.05m)

Double glazed window to rear, built in wardrobes, radiator, laminate flooring.

## Bedroom Three

7'5 x 5'6 (2.26m x 1.68m)

Double glazed oriel window to front, radiator, carpet.

## Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Double glazed window to rear, spotlights, low level WC, vanity wash hand basin, pea shaped bath, tiled walls and flooring, heated towel rail.

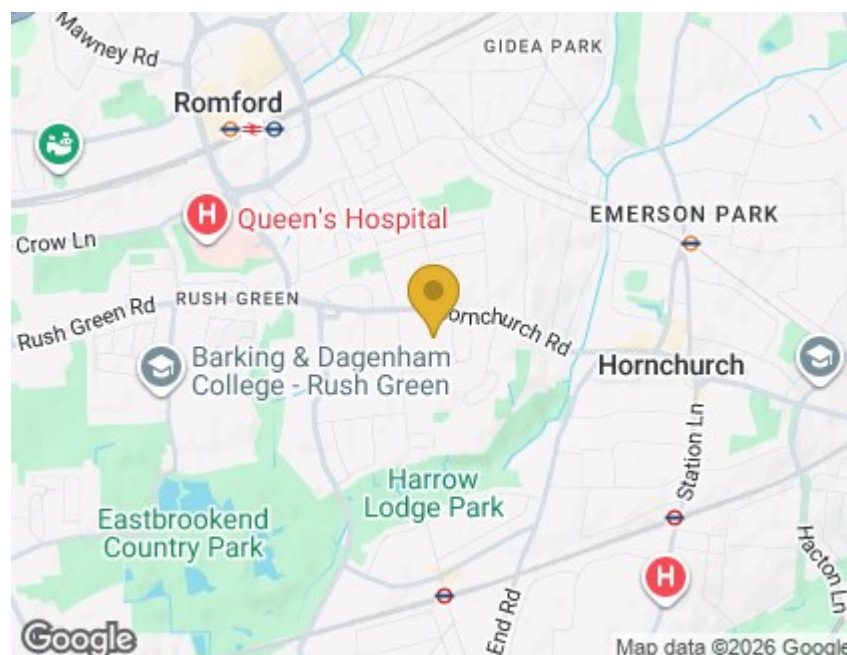
## Garden

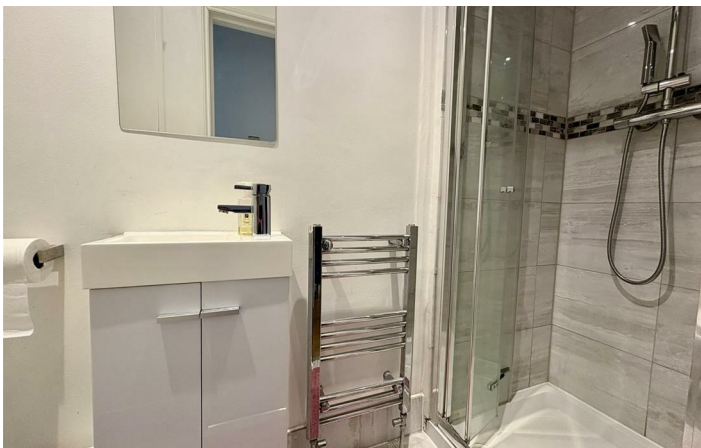
100' (30.48m)

Part paved and part laid to lawn, shed.

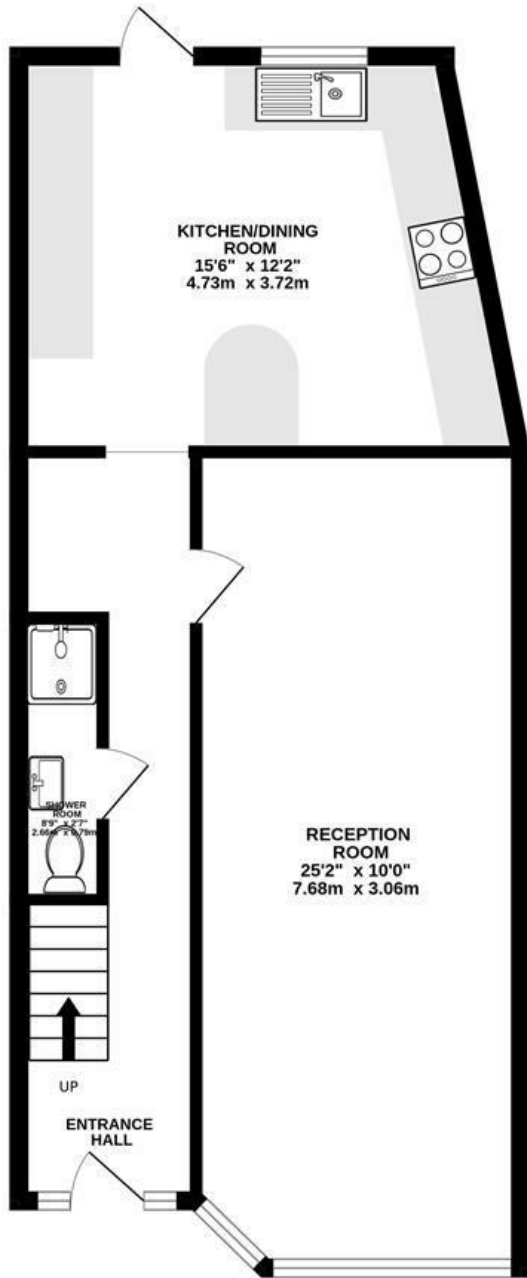
## Driveway

Paved driveway for one car.

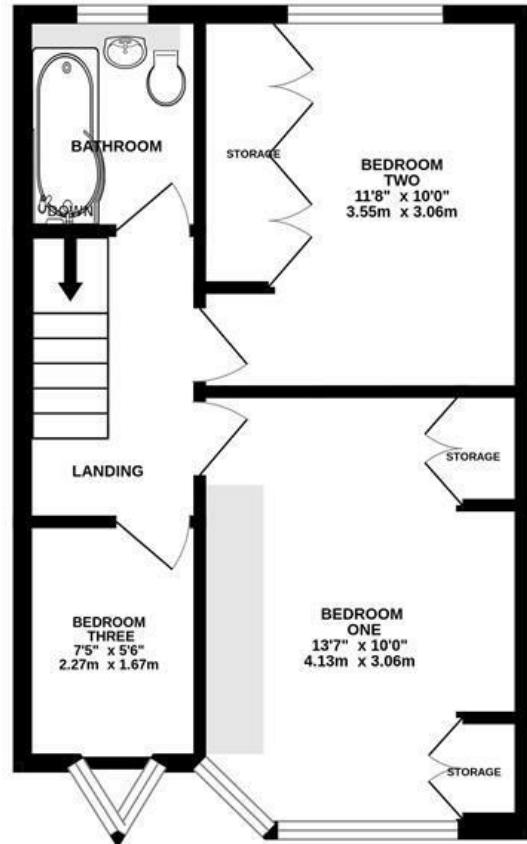




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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	Current	Potential
(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	69	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79