

## Barton Road, Hornchurch, RM12 4AA

- Guide Price £450,000 - £475,000
  - Semi Detached Bungalow
  - Two Double Bedrooms
  - Two Reception Rooms
  - Off Road Parking
  - Outbuilding In Rear Garden
- Scope To Extend & Convert Loft STPP
  - Backing Onto Playing Fields
- 21 Min Walk to Elm Park Station (source: google maps)

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



# Barton Road

Hornchurch, RM12 4AA



## Storm Porch

### Entrance Hall

Entrance door. Access to loft space, radiator, laminate flooring.

### Reception Room One

15'7 x 11'5 (4.75m x 3.48m)

Coving, ceiling rose, radiator with thermostatic valve, coal effect feature fire, laminate flooring. Opening to Reception Room Two.

### Reception Room Two

17'3 x 9'1 (5.26m x 2.77m)

Double glazed window to one aspect, double glazed door and sliding doors to second aspect overlooking garden. Coving, radiator with thermostatic valve, laminate flooring.

### Kitchen

8'10 x 8'2 (2.69m x 2.49m)

Double glazed window. Smooth ceiling, coving, range of gloss white base and eye level wall cabinets with worktops, splashback tiles, porcelain single drainer sink, four burner gas hob with overhead extractor, integrated fridge/freezer, integrated family size dishwasher, integrated oven, integrated microwave, vinyl flooring.

### Bedroom One

14'11 x 10'6 max sizes (4.55m x 3.20m max sizes)

Double glazed window. Smooth ceiling, coving, radiator with thermostatic valve, laminate flooring.

### Bedroom Two

10'3 x 9'11 max sizes (3.12m x 3.02m max sizes)

Double glazed window. Built in cupboard, radiator with thermostatic valve, laminate flooring.

### Bathroom

6'5 x 5'9 max sizes (1.96m x 1.75m max sizes)

Window. Suite comprising of bath with overhead shower, glass screen, wash basin with cupboard beneath, low level wc, smooth ceiling, spotlights, extractor, tiled walls, mirror with light, heated towel rail, tiled floor, LED mood lighting.

### Lean-to

13'11 x 7' (4.24m x 2.13m)

Double doors to driveway and double doors to rear garden. Hose tap, plumbing for washing machine, power and lighting.

### Rear Garden - East Facing

72' approx. (21.95m approx )

Indian sandstone to the direct rear of the property with the remainder mainly laid to lawn, perimeter flower beds with mature shrubs, outside power point, outside light. Outbuilding.

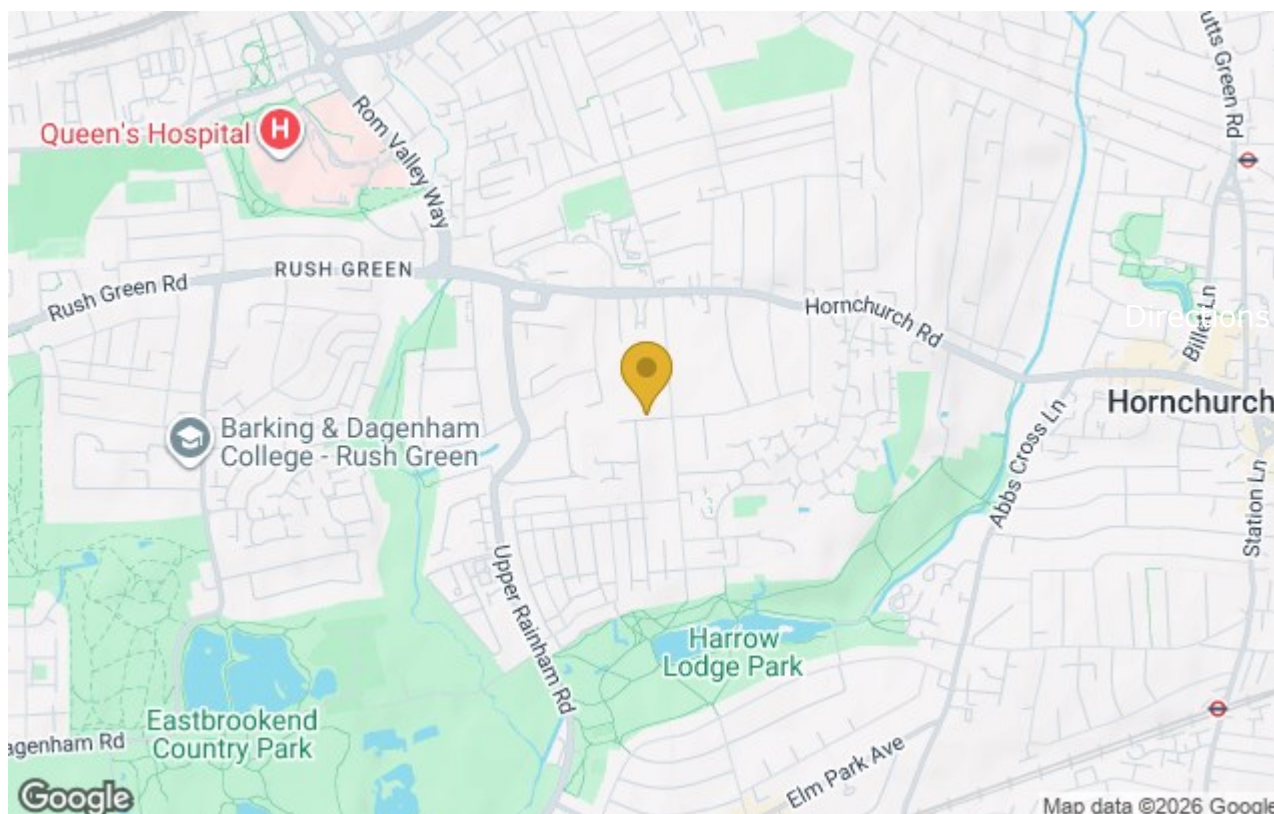
### Outbuilding

21'7 x 8' max (6.58m x 2.44m max)

Celcon block construction, consists of two rooms, power, lighting, windows.

### Parking

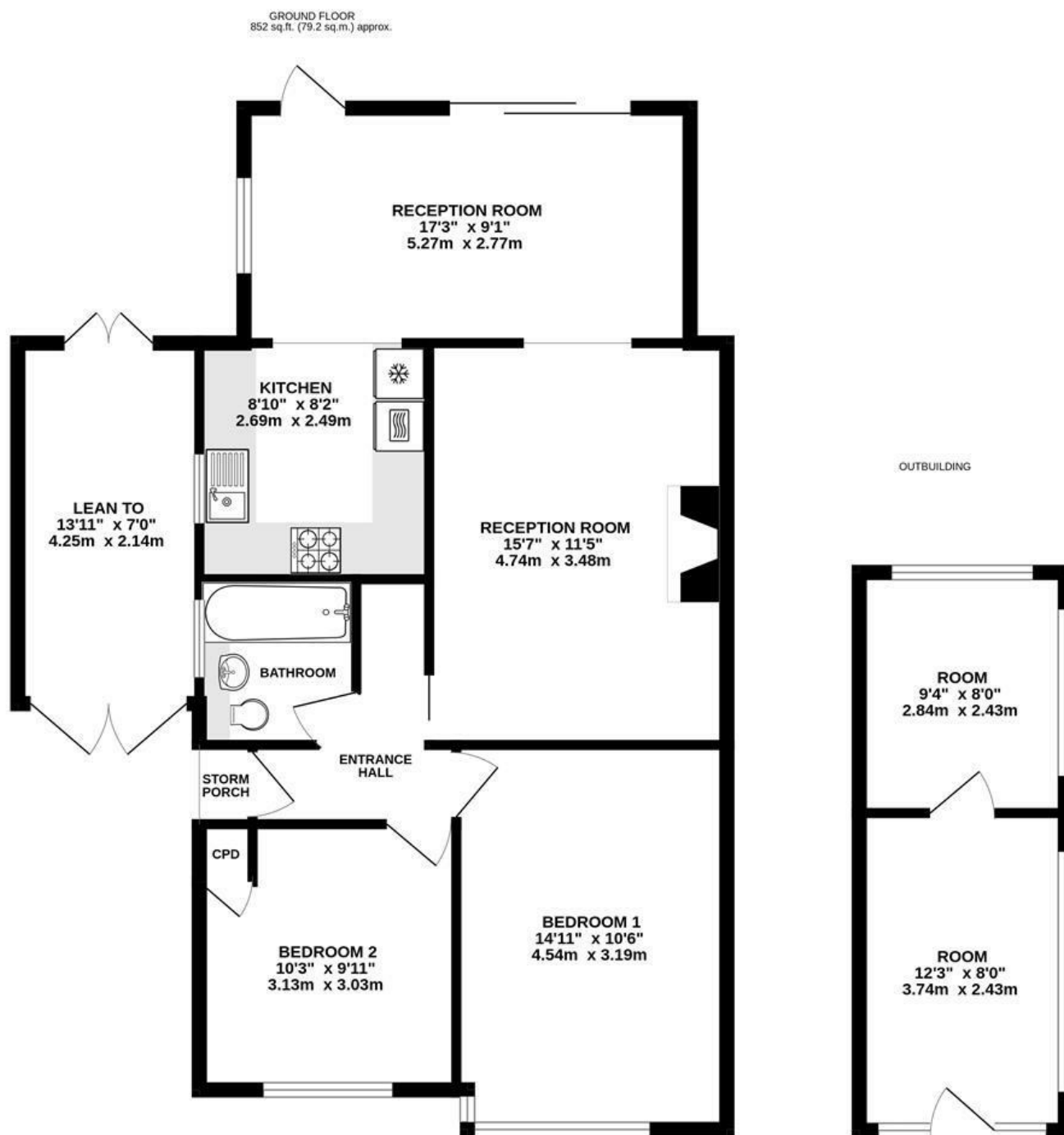
Off road parking to front via dropped kerb for several vehicles.











TOTAL FLOOR AREA : 852sq.ft. (79.2 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

