



Southend Arterial Road

Hornchurch.



Southend Arterial Road Hornchurch Guide Price £475,000 - £500,000

- CONVENIENT FOR THE A127
- SITUATED 0.8 MILES TO HAROLD WOOD STATION WITH IMPENDING CROSSRAIL LINKS
- CONVENIENT FOR BOTH ARDLEIGH GREEN AND NELMES PRIMARY SCHOOLS, BOASTING OUTSTANDING OFSTED RATINGS
- THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME
 - OFF STREET PARKING
 - DETACHED GARAGE
- THREE RECEPTION ROOMS
 - 10' KITCHEN
- REAR GARDEN 75' APPROX.



ENTRANCE DOOR TO ENTRANCE PORCH :

Double glazed window to front, door to:

ENTRANCE HALL :

14'3 x 3'3.

Stairs to first floor with under stairs storage cupboard, radiator, smooth ceiling, doors to accommodation.

BEDROOM FOUR/STUDY :

10'8 x 5'6.

Double glazed window to front, radiator, smooth ceiling.

DINING ROOM :

12'9 x 10'4.

Double glazed window to front, radiator, smooth ceiling with cornice coving.

LIVING ROOM :

13'4 x 11'9.

Double glazed window to rear, radiator, smooth ceiling with cornice coving.

KITCHEN :

10'7 x 8'9.

Obscure double glazed door to rear leading to rear garden, double glazed window to rear, range of eye and base level units with work surfaces over, inset stainless steel one and a half sink drainer unit with mixer tap, integrated oven and 4-ring gas hob with extractor hood over, space for further domestic appliances, radiator, complementary tiling, smooth ceiling with cornice coving.

FIRST FLOOR LANDING :

10'8 x 7'1.

Access to large loft space for storage, airing cupboard, radiator, smooth ceiling with cornice coving, doors to accommodation.

MASTER BEDROOM :

12'8 x 10'7.

Double glazed window to rear, fitted wardrobes with bridging unit over, radiator, smooth ceiling.

BEDROOM TWO :

10'9 x 9'8.

Double glazed window to front, fitted storage cupboard, radiator, smooth ceiling.

BEDROOM THREE :

10'7 x 9'7.

Double glazed window to front, radiator, smooth ceiling.

FAMILY BATHROOM :

7'4 x 5'5.

Obscure double glazed window to rear. Suite comprising: panelled bath with mixer tap and separate shower attachment, pedestal wash hand basin with mixer tap. Radiator, complementary tiling.

SEPARATE WC :

5'6 x 2'9.

Obscure double glazed window rear, low level wc, part tiled walls, smooth ceiling.

REAR GARDEN :

75' approx.

Commencing paved patio area, remainder laid to lawn, side access, storage housing wall mounted combination boiler.

FRONT OF PROPERTY :

Brick paved providing off street parking for four vehicles, side access.

GARAGE :

15' x 9'.

Up and over door to front, personal door to side.



DIRECTIONS :

Applicants are advised to proceed from our North Street office via Butts Green Road, at the roundabout take the second exit into Ardleigh Green Road, right into Cecil Avenue, at the end turn left onto the A127 where the property can be found on the left hand side.

AGENTS :

Some of the rooms of this property have been virtually staged, for marketing purposes only.



Energy Efficiency Rating	
Current	Potential
	85
A	
B	
C	
D	
E	
F	
G	

England, Scotland & Wales: EU Directive 2002/91/EC

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Disclaimer
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