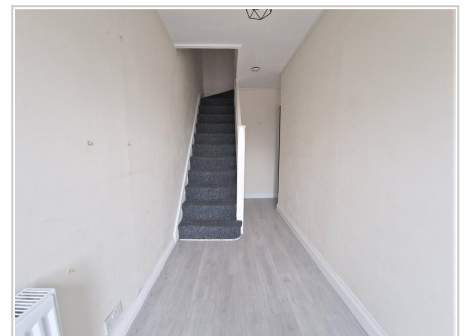


St.
Andrews Avenue,
Hornchurch RM12 5DT

475,000



- NO ONWARD CHAIN
- Spacious Living / Dining Room
- Modern Open Plan Kitchen
- Appliances Included
- 3 Generous Size Bedrooms
- Modern First Floor Bathroom Wc
- Wood Floors Throughout
- Gas Central Heating
- Double Glazed

Ref: PRA10533

Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

FULLY REFURBISHED 3 BEDROOM FAMILY HOUSE: This "Rosewood" designed 3 bed terrace house is just a short walk away from Elm Park Station and its many shops and restaurants CALL NOW

Accommodation

Entrance Hall

Wood floors, radiator

Living/Dining Room (26' 5" x 11' 3") or (8.06m x 3.43m)

Double glazed window, double glazed doors ton garden, wood floors, radiator

Open Plan Kitchen (9' 3" x 9' 1") or (2.83m x 2.76m)

Double glazed window, fully range of grey modern wall and base units with built in oven, hob and extractor unit, washing machine and fridge freezer.

Landing

Carpet to floor

Bedroom 1 (13' 1" x 10' 2") or (4.00m x 3.10m)

Double glazed window, wood floors, radiator

Bedroom 2 (12' 6" x 10' 11") or (3.81m x 3.32m)

Double glazed window, wood floors, radiator

Bedroom 3 (10' 6" x 6' 5") or (3.21m x 1.96m)

Double glazed window, wood floors, radiator

Family Bathroom Wc (6' 4" x 6' 0") or (1.93m x 1.82m)

Double glazed window, bathroom consisting of a panelled bath with shower mixer taps, low level WC and wash hand basin, radiator.

Rear Garden

Large private rear garden

Off Road Parking

parking for 2 cars

Services

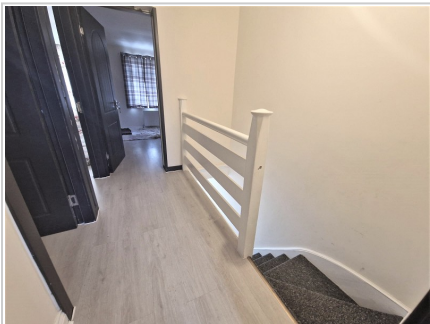
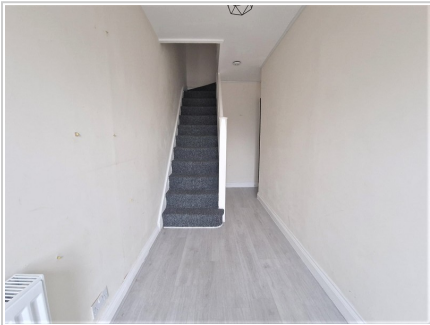
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.