



Abbs Cross Lane, Hornchurch

Rent **£750 pcm**



Double en-suite room available within friendly house share. Located in the heart of Hornchurch, close to all local amenities. The room is offered full-furnished and inclusive of bills, Wi-Fi, and Virgin Media. The house itself offers a fully equipped kitchen/dining area and beautiful landscaped garden. On-street parking available. Ideal for single, working professional. Available from 1st October 2022

- **DOUBLE EN-SUITE ROOM - SINGLES ONLY**
- **INCLUSIVE OF ALL BILLS, WI-FI, AND VIRGIN MEDIA**
- **OFFERED FULLY FURNISHED**
- **FRIENDLY HOUSE SHARE**
- **SHARED OPEN PLAN KITCHEN/DINING AREA**
- **ACCESS TO BEAUTIFUL LANDSCAPED GARDEN**
- **LOG CABIN LAUNDERETTE ROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **WELL, PRESENTED AND LOOKED AFTER BY LANDLORD**

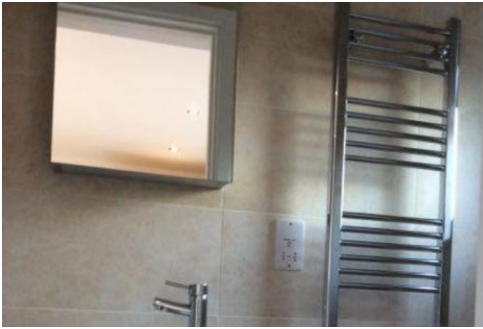
ACCOMMODATION

Room only with ensuite

Communal kitchen

Communal garden

Communal utilities cabin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		70	77
		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.