



**Canberra Close, Hornchurch, Essex**  
**Semi Detached Bungalow**

**Guide Price : £450,000 - £475,000**

*Freehold*

# Canberra Close, Hornchurch, Essex – Semi Detached Bungalow

## Property Details:

This is STUNNING, IMMACULATE AND REFURBISHED THROUGHOUT! A 2 bedroom bungalow located in the popular area of Hornchurch. The property is in immaculate order throughout and has been completely refurbished by its current owners. Everything is new. New windows, re-plastered throughout, new plumbing, new boiler, new radiators, new kitchen, new bathroom. Absolutely everything is new. When you enter from the large porch area you will find a nice and light hallway with access to the accommodation. Two double bedrooms at the front of the property. A beautiful new 4 piece bathroom with walk in shower, panel bath, W.C. and vanity hand basin set in a bespoke storage unit. Beautifully tiled to walls and floor. The lounge/diner is a good size and full of natural light and has a lovely relaxing ambiance. Open plan to the kitchen which offers a range of modern wall and base units, integrated double oven / grill and microwave, fridge/freezer and washing machine. Integrated hob with extractor over and ample work surfaces to make this a joy to cook in. The rear garden is low maintenance with border gardens, mature shrubs and trees and a shed with power to remain. Side access to the front from the rear garden and a block paved driveway for off street parking and the added benefit of a garage in the block. This home has everything you could need and is ready to move in and live. No work needed. Located 0.6 mile to Hornchurch Station, 0.6 mile to Elm Park Station with good road and transport links. Close to shops, schools and amenities but in a nice quiet Cul-de-Sac location. This property will appeal to a variety of buyers including up/downsize home movers and those looking for something needing no work at all. Don't delay, book your viewing! Viewing by appointment only.

## Ground Floor:

**Porch:** 6'1" x 5'4": Part UPVC glazed door and windows. Tile floor. Smooth ceiling with coving. Neutral décor. Door to Entrance Hallway.

**Entrance Hall:** 14'2" x 6'9" L-Shaped- Tiled floor. Corner storage cupboard housing meters. Access to bedrooms, bathroom and lounge. Radiator. Loft hatch. Smooth ceiling with coving. Neutral décor.

**Bedroom 1:** 11'11" x 11'0" - Double glazed window to front aspect. Fitted corner wardrobe unit. Wood flooring. Radiator. Smooth ceiling with coving. Neutral décor.

**Bedroom 2:** 12'5" x 9'1". Double glazed window to front aspect. Wood flooring. Radiator. Smooth ceiling with coving. Neutral Décor.

**Bathroom:** 10'0" x 8'1". L-Shaped. Double glazed frosted window to side. Panel bath. Walk-in Shower. Low level W.C. and Hand basin with storage surround. Tiled to walls and floor. Heated towel rail. Smooth ceiling with down lights.

**Lounge/Diner:** 15'3" x 13'5" - Double glazed window to rear aspect. Wooden flooring. Chimney breast. Open plan kitchen. Smooth ceiling with coving. Radiator. Neutral décor.

**Kitchen:** 10'0" x 8'4" – Double glazed window and door to rear garden. Range of eyelevel and base units giving ample storage. Integrated double oven/Grill and Microwave, fridge/freezer and washing machine. Hob with extractor over. Sink with mixer tap and drainer. Beautiful black work surfaces. Tile splash back and tiled floor. Smooth ceiling with coving. Neutral décor.

**Loft:** Insulated.

## Outside:

**Rear Garden:** 32' x 28'10". Low maintenance rear garden with large patio area for 'Al Fresco' summer dining. Border garden at rear with established shrubs, plants and trees. Shed to remain. Shed has power and light. There is an outside tap and 2 exterior power points. Secure gated side access to front of the property. .

**To Front of property:** Block paved drive to front with secure gated access to rear garden from side. Parking for 3 vehicles

**Garage:** In block. 17'7" x 8'3". Up and over door.

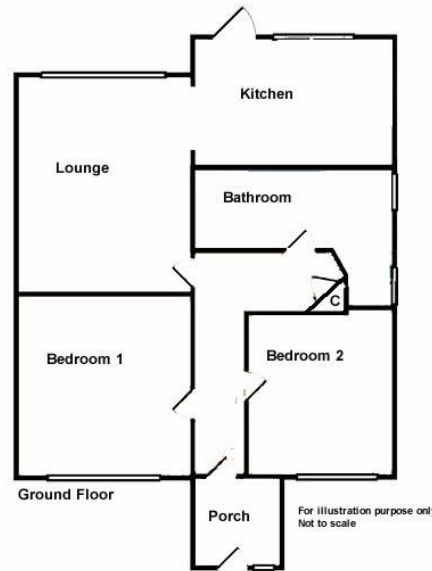
Council Tax Band: D - Local Council: Havering.  
Approximate gross internal area 60m<sup>2</sup> – 645 sq ft.  
EPC: D

There is opportunity to expand the property if more space is needed (STPP)





- 2 Bedrooms
- 4 Piece Bathroom
- Lounge / Dining Room
- New Modern Fitted Kitchen
- Low maintenance rear garden
- Shed to remain
- Gas Central Heating
- Double glazing
- Off Street Parking
- Garage in block
- Completely Refurbished to a high standard throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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