



6 Douglas Road, Hornchurch

£425,000 Freehold

FOUR GOOD SIZE BEDROOMS • OPEN PLAN LOUNGE/DINER • OFF STREET PARKING • GROUND FLOOR BATHROOM • 50' REAR GARDEN • CONVENIENT LOCATION • NO ONWARD CHAIN • EPC - D / COUNCIL TAX BAND - C



Ideally located within easy walking distance of Romford mainline station now enjoying direct routes via The Elizabeth Line is this well presented semi detached cottage style property. Having been previously extended to both the rear and into the loft, the property benefits from deceptively spacious accommodation that includes an open plan lounge/diner, modern fitted kitchen and family bathroom to the ground floor. To the first are three good size bedrooms and then there is the addition of a generous double bedroom to the second floor. Externally, the benefits continue with a 50' west facing rear garden, ideal to enjoy the evening sunshine along with off street parking to the front. Viewing is highly recommended to appreciate not only the generous accommodation but also the convenient location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Lounge Area

11' 9" x 11' 2" (3.59m x 3.41m)

Dining Area

14' 10" x 8' 5" (4.52m x 2.56m)

Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

Ground Floor Bathroom

6' 6" x 5' 9" (1.99m x 1.74m)

Bedroom One

11' 6" x 10' 5" (3.50m x 3.17m)

Bedroom Two

10' 10" x 6' 6" (3.30m x 1.99m)

Bedroom Three

11' 10" x 5' 5" (3.61m x 1.65m)

Bedroom Four

16' 5" x 7' 11" (5.00m x 2.41m)

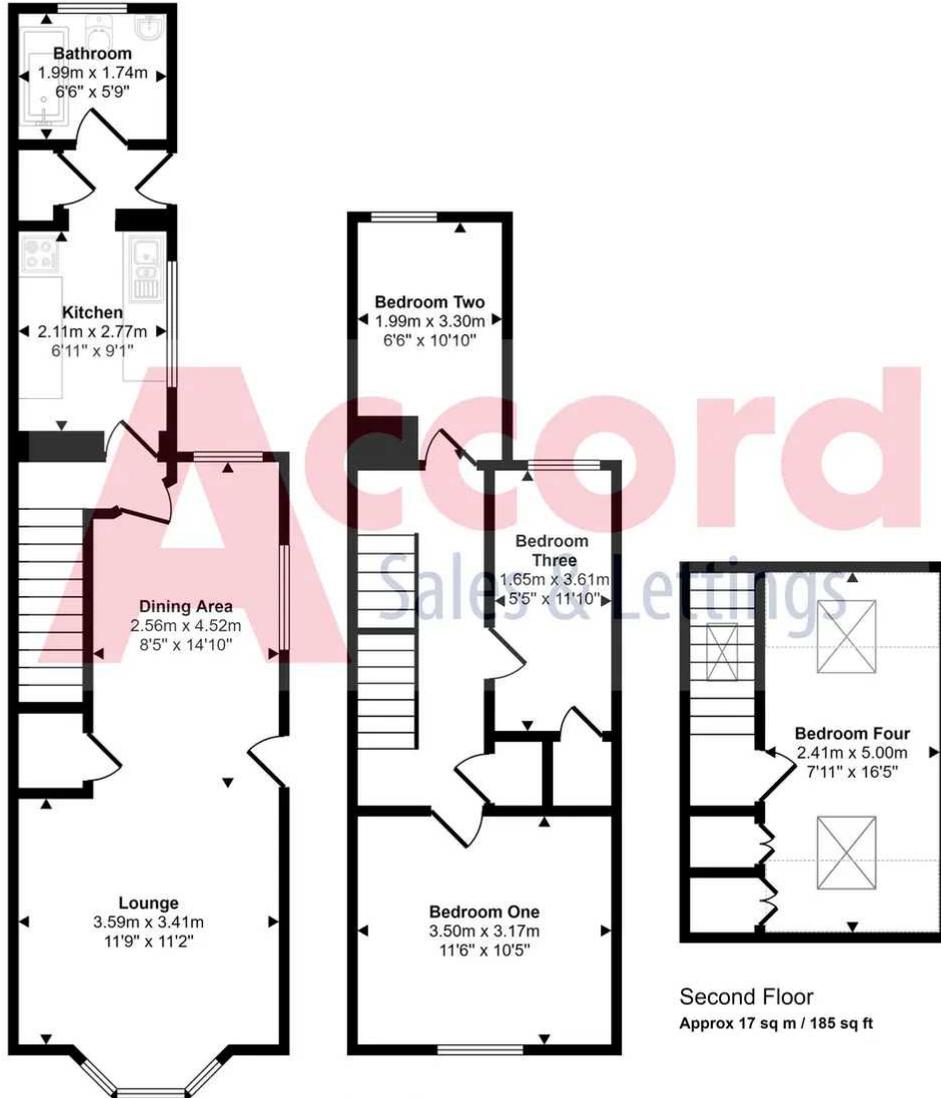
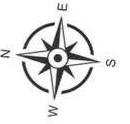
Property Information

Tenure: Freehold Council Tax Band: C EPC: D





Approx Gross Internal Area
94 sq m / 1016 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Second Floor
Approx 17 sq m / 185 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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