



A P

**ASHTON & PERKINS**

CLYDESDALE ROAD, HORNCURCH

ASKING PRICE OF £475,000







Chain free!! We are delighted to offer this lovely 3 bedroom semi detached Victorian family home in a popular area of Hornchurch, within walking distance of Romford train station and town centre. Offering large living room, kitchen / diner, conservatory and large outbuilding to rear it must be viewed.

The property is located at the cul-de-sac end of Clydesdale Road and offers plenty of permit parking.

Brick boundary wall with gate leads into a small paved front garden and side access into the rear garden.

Open porch and composite front door into.....

Hallway;

Laminate flooring which runs through all of the ground floor. Carpeted stairs to first floor and storage under, radiator, neutral decor with ceiling lighting.

Living room; 5.1m into bay x 3.3m

A large living room with double glazed bay window to front provides ample natural light. Laminate flooring, neutral decor, coved ceiling with lighting

Kitchen / Diner; 5m x 2.3m

Spanning the width of the property, the kitchen / diner offers ample space for dining furniture whilst including





fitted wall and base units with rolltop worksurface. Electric oven and hob with extractor over, stainless steel sink with mixer taps. Laminate flooring, splash back tiling with remainder neutral decor, radiator, ceiling lighting. 2 windows and patio door provides ample light and access into .....

#### Conservatory; 3.9m x 2m

A great addition to the property which provides the perfect space to enjoy the garden in all seasons. Ample space for lounge furniture, radiator, lighting and storage currently used to house washing machine, dryer and combination boiler.

Large windows and door provides access to garden.

Carpeted stairs leads to the landing with laminate flooring, neutral decor, double glazed window to side and loft access (loft boarded and insulated)

#### Bedroom 1; 4m into bay x 3.2m

Located at the front of the property bedroom 1 offers lots of natural light from the large bay window and benefits from carpeted flooring, neutral decor with coving, radiator and ceiling lighting

#### Bedroom 2; 3.3m x 3.2m

Overlooking the rear garden bedroom 2 benefits from built in wardrobes along one wall, laminate flooring, double glazed window, neutral decor and radiator.

#### Bedroom 3; 2.1m x 1.7m

Situated at the front of the property, bedroom 3 is a single bedroom complete with laminate flooring, radiator, neutral decor, ceiling lighting and coving.

#### Bathroom;

Fully tiled family bathroom with 3 piece suite of panelled bath with mains shower over and screen, low level w/c and wash hand basin. Vinyl flooring, chrome heated towel rail, obscured double glazed window, ceiling lighting.

#### Outbuilding; 4.6m x 4.5m

A large outbuilding which was once partly the garage offers a great space for converting into a gym/ games room/ office etc. Complete with own electric, water and waste plus neutral decor and lighting. To side an enclosed shed / storage room.

#### Garden approx 30ft

Commences with octagon paving which leads to outbuilding, remainder laid to lawn with fencing to side.





EPC tbc  
Council tax band - C



%epcGraph\_c\_1\_304%