

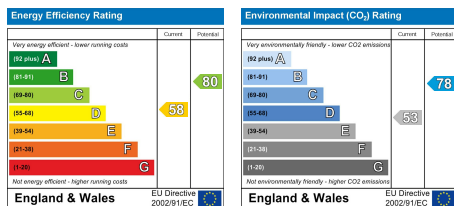
TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 SQ.M.)  
THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinsex.co.uk](http://www.epcsinsex.co.uk)  
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40 Cranham Road, Hornchurch, RM11 2AA

A detached two bedroom bungalow standing on a good-sized plot, with large lounge and separate sitting room. The kitchen/breakfast room is big enough to accommodate a dining table and there a shower room/wc. The rear garden measures approx. 97' in length and has a number of sheds to the rear and commences with patio. The property has full gas central heating and double-glazing along with off street parking for two vehicles to the front of the property. Being offered for sale with no on-going chain.

£499,950



#### SERVICES:

Local Authority: Hornchurch  
Council tax band: E  
Post code: RM11 2AA

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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