



Abbs Cross Lane

Hornchurch, RM12 4NA

Guide Price £400,000 - £425,000 An impressive modern three bedroom semi detached home which benefits from a modern fitted kitchen/breakfast room, L-shaped lounge/diner, ground floor WC, three bedrooms the master with ensuite and a family bathroom. Externally there is a private driveway to the front and a 50ft rear garden.

Guide price £400,000 - £425,000

Abbs Cross Lane

Hornchurch, RM12 4NA



Entrance Hall

Entrance door, radiator, laminate flooring, stairs to first floor, under stairs cupboard.

Ground Floor WC

Frosted double glazed window to front, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

Reception Room

18' x 15'5" narrowing to 9'4" (5.49m x 4.70m narrowing to 2.84m)

Double glazed window and french doors to rear, laminate flooring, two radiators.

Kitchen / Breakfast Room

10'5" x 10'2" (3.18m x 3.10m)

Double glazed window to front, tiled flooring, radiator, stainless steel single drainer sink, gas, hob, oven, extractor, wall and base units, part tiled walls, boiler, integrated fridge, freezer, dishwasher and washing machine.

Landing

Loft access, carpet.

Bedroom One

13'9" x 10'1" (4.19m x 3.07m)

Double glazed window to front, carpet, radiator.

Ensuite

Frosted double glazed window to side, shower cubical, low level WC, pedestal wash hand basin, part tiled walls, radiator, vinyl flooring.

Bedroom two

10'1" x 8'2" (3.07m x 2.49m)

Double glazed window to rear, carpet, radiator, built in wardrobe.

Bedroom Three

7'9" x 7'5" (2.36m x 2.26m)

Double glazed window to rear, carpet, radiator, built in wardrobe.

Bathroom

Frosted double glazed window to front, low level WC, paneled bath, pedestal wash hand basin, radiator, part tiled walls, vinyl flooring.

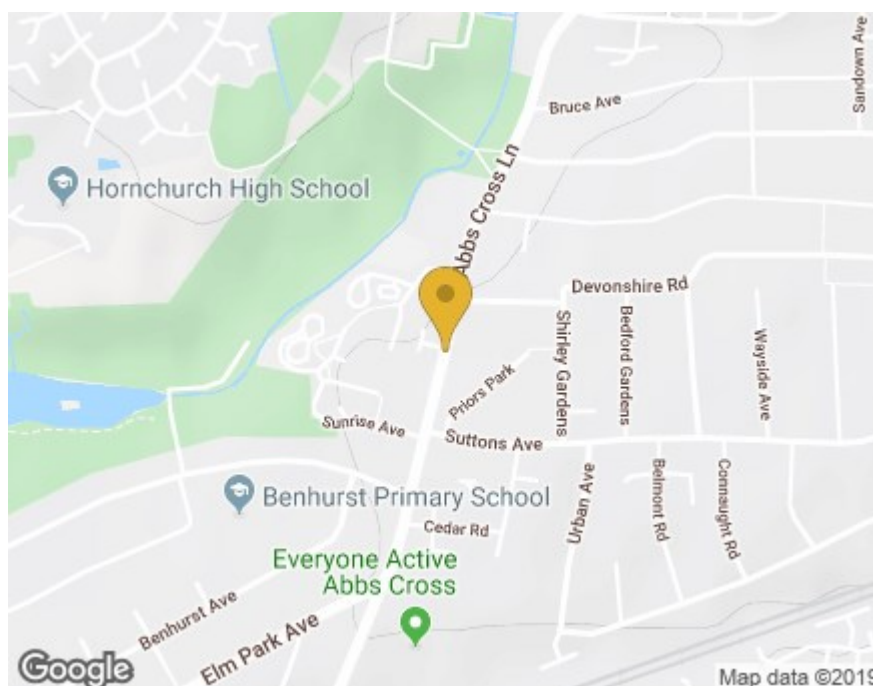
Garden

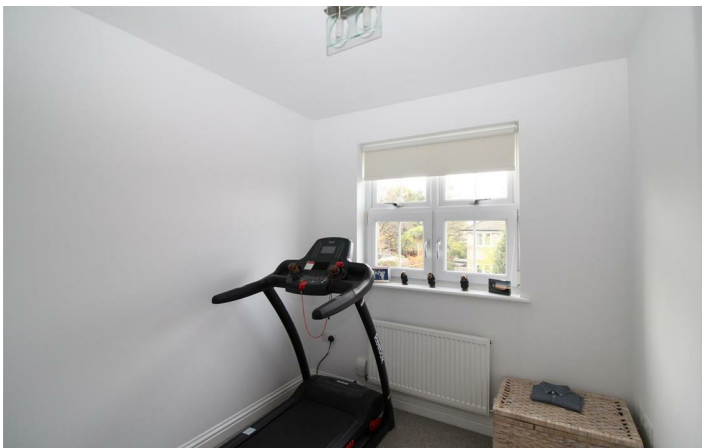
approx 50' (approx 15.24m)

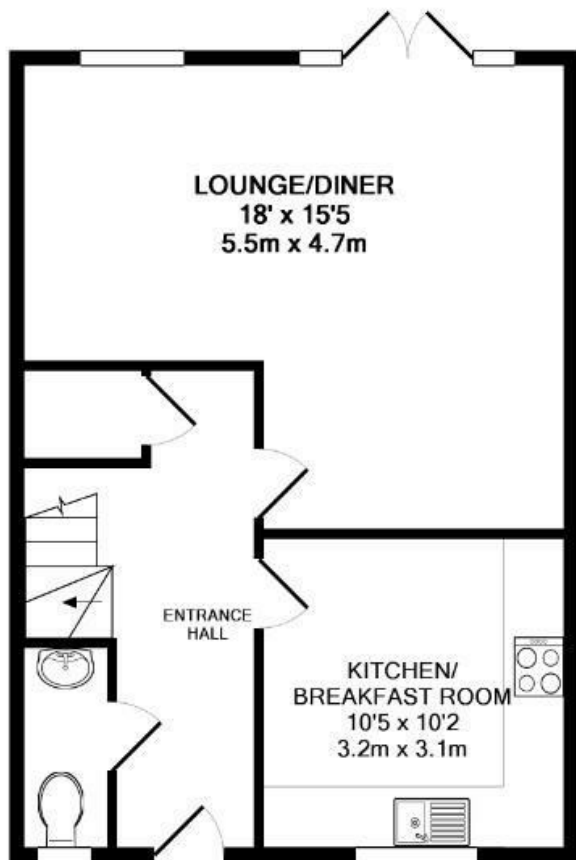
Patio area, lawn, side pedestrian access.

Parking

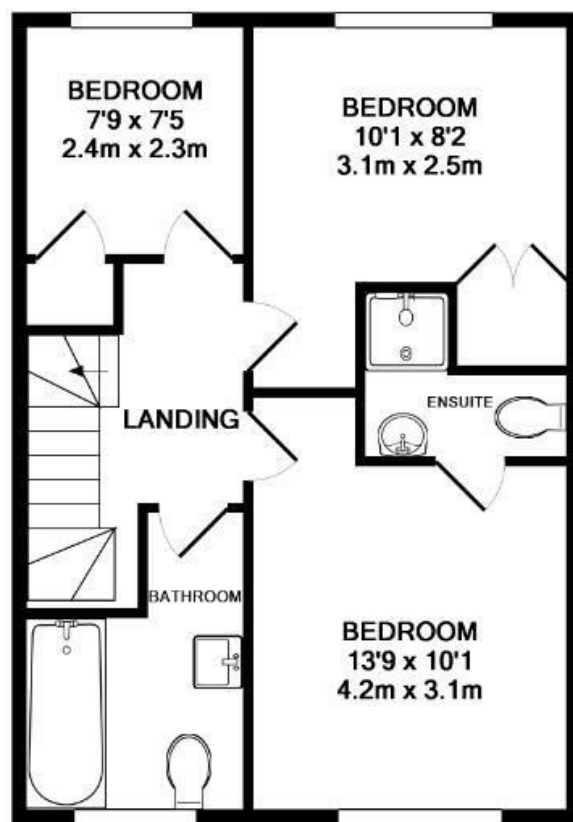
Parking to front.







GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

