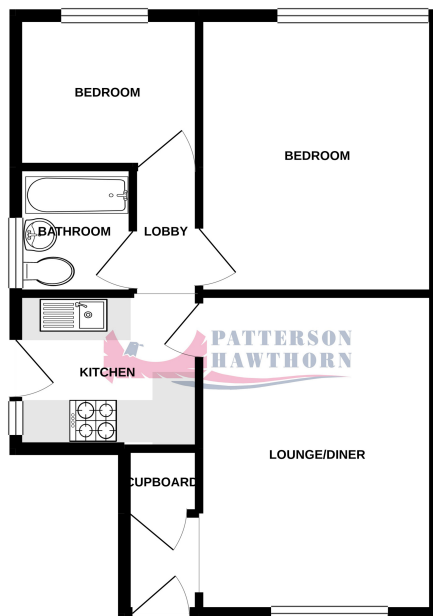


GROUND FLOOR
505 sq. ft. (46.9 sq. m.) approx.



TOTAL FLOOR AREA: 505 sq. ft. (46.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metagon 10/2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	72	79
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	69	76
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Ashby Close, Hornchurch

£290,000

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- GROUND FLOOR MAISONETTE
- IMMACULATE THROUGHOUT
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- 0.7 MILES TO STATION
- NO SERVICE CHARGE
- OVER 900 YEARS ON LEASE



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Built in storage cupboard, wood grain effect laminate flooring.

Lounge / Diner

4.52m x 3.36m (14' 10" x 11' 0") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Lobby Area

Radiator, wood grain effect laminate flooring.

Kitchen

2.6m x 2.22m (8' 6" x 7' 3") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, oval shaped inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for double cooker, extractor hood, space for free standing fridge freezer, tiled splash backs, wood grain effect laminate flooring, uPVC framed door opening to side and rear garden.



Bathroom

Comprising inset spotlights to ceiling, opaque double glazed windows to side, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom One

3.94m x 3.35m (12' 11" x 11' 0") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.



Bedroom Two

2.61m x 2.44m (8' 7" x 8' 0") Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Private Rear Garden

6.55m x 4.76m (21' 6" x 15' 7") Part hard standing, part gravelled, part laid to lawn, timber shed, access to side and front via timber gate.

Front Exterior

Part gravelled and part paved for off street parking.

