

GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.3 SQ.M.)


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

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Berkeley Drive, Hornchurch Offers in Excess of £375,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- ATTACHED GARAGE
- SOME MODERNISATION REQUIRED
- 0.5 MILES TO UPMINSTER STATION
- OFF STREET PARKING
- NO ONWARD CHAIN





GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Opaque double glazed windows to front, radiator, fitted carpet, stairs to first floor.

Double Reception Room

7.04m x 3.68m (23' 1" x 12' 1") Double glazed windows to front, two radiators, double glazed windows to rear, sliding patio doors to rear opening to garden, fitted carpet.

Kitchen

3.62m x 2.51m (11' 11" x 8' 3") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for fridge, integrated microwave, integrated oven, four ringed electric hob, extractor hood, tiled splash backs, tile effect vinyl flooring, sliding patio doors to rear opening to garden.

N.B Vendor advises all white goods are to remain.



FIRST FLOOR

Landing

Loft hatch to ceiling opening to part boarded loft, fitted carpet.

Bedroom One

4.0m x 3.69m (13' 1" x 12' 1") Double glazed windows to front, fitted wardrobes and drawer unit, radiator, fitted carpet.

Bedroom Two

3.68m x 2.89m (12' 1" x 9' 6") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.1m x 2.57m (10' 2" x 8' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising shower cubicle, panelled bath, hand wash basin, opaque double glazed windows to rear, heated towel rail, tiled splash backs, tile effect vinyl flooring.

Separate WC

Opaque double glazed window to side, low level flush WC, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 34ft x 30ft - Immediate patio area, remainder laid to lawn, two timber sheds, brick built shed housing boiler.

Garage

With power and up and over door.

Front Exterior

Fully paved giving off street parking for multiple vehicles.

