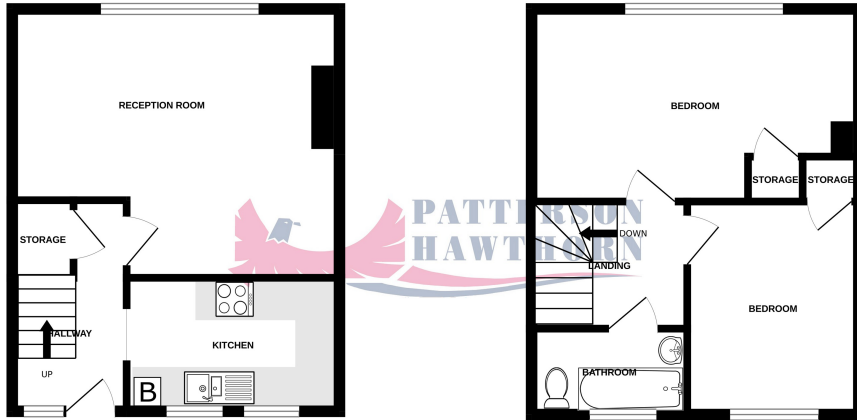


GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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High Street, Hornchurch £200,000

- CASH BUYERS ONLY
- TWO BEDROOMS SPLIT LEVEL MAISONETTE
- NO ONWARD CHAIN
- EXTENDED LEASE WITH OVER 100 YEARS REMAINING
- NO SERVICE CHARGE
- GOOD CONDITION THROUGHOUT
- SITUATED IN THE HEART OF HORNCHURCH TOWN CENTRE
- IDEAL INVESTMENT OPPORTUNITY





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Opaque double glazed windows to front, radiator, under stairs storage cupboard housing electricity meter and fuse box, fitted carpet, stairs to first floor.

Reception Room

5.09m x 4.18m (16' 8" x 13' 9") > 2.98m (9' 9") Double glazed windows to rear, radiator, laminate flooring.

Kitchen

3.32m x 2.08m (10' 11" x 6' 10") Double glazed windows to front, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, radiator, tiled splash back, tiled flooring.



FIRST FLOOR

Landing

Fitted carpet.

Bedroom One

5.11m x 3.0m (16' 9" x 9' 10") Double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.



Bedroom Two

3.32m x 2.68m (10' 11" x 8' 10") Double glazed windows to front, radiator, laminate flooring, built in storage cupboard.

Bathroom

2.3m x 1.33m (7' 7" x 4' 4") Opaque double glazed windows to front, panelled bath, shower, low-level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.

