



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
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		81
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	59	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



## Warren Drive, Hornchurch

### Guide Price Of £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- BACKING ON TO HARROW LODGE PARK
- APPROX 0.4 MILES TO ELM PARK STATION
- POTENTIAL TO EXTEND STPP
- OFF STREET PARKING
- NO ONWARD CHAIN



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only 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 the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Loft hatch to ceiling, radiator, fixed window to side looking into lounge/diner, fitted carpet.

### **Bedroom Two**

3.68m x 3.1m (12' 1" x 10' 2") into fitted wardrobes, double glazed bay windows to front, radiator, built in vanity unit, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.79m x 2.61m (9' 2" x 8' 7") Double glazed windows to front, radiator, built in storage units and laminate surface, fitted carpet.

### **Bathroom**

2.25m x 1.85m (7' 5" x 6' 1") Opaque double glazed windows to side, radiator, shower cubicle, low level flush WC, hand wash basin inset within base units, tiled walls, vinyl flooring.



### **Bedroom One**

4.03m x 2.81m (13' 3" x 9' 3") Double glazed windows to side, radiator, fitted wardrobes, fitted carpet.

### **Lounge / Diner**

6.83m x 3.14m (22' 5" x 10' 4") > 2.94m (9' 8") Window to side, feature brick-built fireplace, two radiators, fitted carpet, hardwood framed sliding doors opening into:



### **Kitchen / Diner (Irregular Shaped)**

5.26m x 3.01m (17' 3" x 9' 11") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, integrated double oven, radiator, tiled flooring, Amtico flooring to dining area, uPVC framed sliding patio doors opening into:



## **EXTERIOR**

### **Rear Garden**

Approximately 48ft – Mostly paved, part laid to lawn with various bush and plant borders, wrought iron gate to rear opening onto Harrow Lodge Park.

### **Detached Garage**

Power and lighting, metal up and over door to front.

### **Front Exterior**

Fully paved with off street parking immediately in front of garage.

