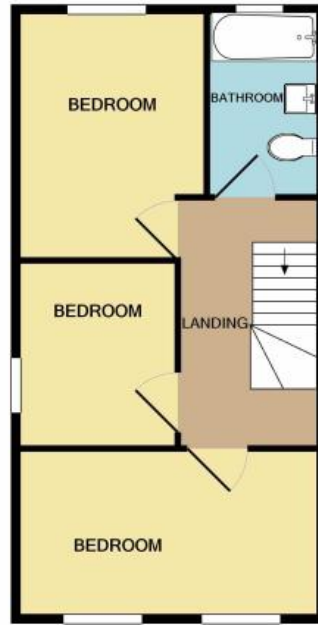



GROUND FLOOR




1ST FLOOR

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) <b>A</b>		<b>95</b>
(81 to 91) <b>B</b>	<b>84</b>	
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	<b>86</b>	<b>87</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



## Wood Lane, Hornchurch

Guide Price £400,000

- GUIDE PRICE £400,000-£425,000
- THREE BEDROOMS
- END OF TERRACE NEW BUILD
- LOUNGE WITH BI-FOLDING DOORS
- GROUND FLOOR WC
- MONOCOUCHE & BRICK FINISH EXTERIOR
- APPROX 0.5 MILES TO ELM PARK STATION
- OFF STREET PARKING



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 composite door into:

### **Hallway**

Inset spotlights to ceiling, radiator, under-stairs storage space, tiled flooring, stairs to first floor.

### **Ground Floor WC**

Inset spotlights to ceiling, opaque double glazed window to side, low level flush WC, hand wash basin, chrome hand towel radiator, tiled flooring.

### **Lounge**

4.81m x 4.27m (15' 9" x 14' 0") Bi-folding doors to rear, radiator, fitted carpet.

### **Kitchen**

4.57m x 3.46m (15' 0" x 11' 4") > 2.46m (8' 1") Inset spotlights to ceiling, double glazed windows to front, range of high gloss matching wall and base units with integrated handles, Quartz work surfaces, one and half bowl inset sink and drainer, integrated oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, radiator, Quartz splash backs, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, inset spotlights to ceiling, fitted carpet.

### **Bedroom One**

4.58m x 2.48m (15' 0" x 8' 2") Double glazed windows to front, two radiators to front, fitted carpet.

### **Bedroom Two**

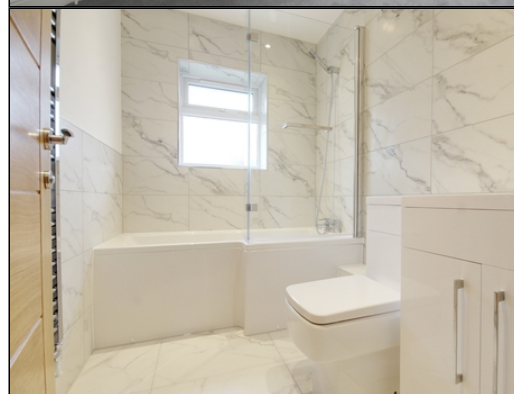
3.46m x 3.04m (11' 4" x 10' 0") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.74m > 2.49m (9' 0" > 8' 2") x 2.46m (8' 1") Double glazed windows to side, radiator, fitted carpet.

### **Bathroom**

Inset spotlights to ceiling, opaque double glazed windows to rear, P-shaped panelled bath with shower attachment, low level flush WC, hand wash basin inset with base units, chrome hand towel radiator, tiled splash backs, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 34ft x 21ft - Immediate patio area, remainder laid to lawn with access to front via paved pathway.

### **Front Exterior**

Part laid to lawn, mostly paved for off street parking.

