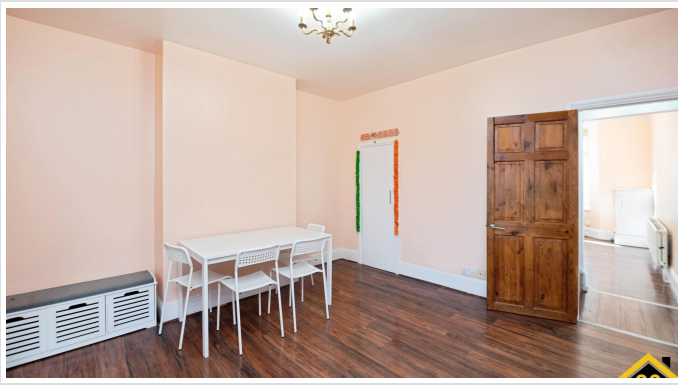


3 Bed Semi-Detached In Douglas Road , Hornchurch, RM11 1AN £490,000





SHORT DESCRIPTION

Property Ref: 16095 This well-presented three-bedroom semi-detached family home is ideally located in a popular residential area of Hornchurch. Offering generous living space, the property features two spacious reception rooms, providing flexible areas for both relaxation and dining. The accommodation includes three well-proportioned bedrooms and two bathrooms, making it suitable for families or those seeking additional space. The home further benefits from gas central heating throughout, ensuring comfort all year round. Externally, the property boasts off-street parking to the front and a private rear garden, ideal for outdoor entertaining, gardening, or family use. Conveniently situated close to local amenities, schools, and transport links, this attractive home offers a perfect balance of comfort, space, and location. Property Type: Semi-detached Full selling price: £490000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 957.988 sq.ft. Outside Space: Rear Garden Parking: Off street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

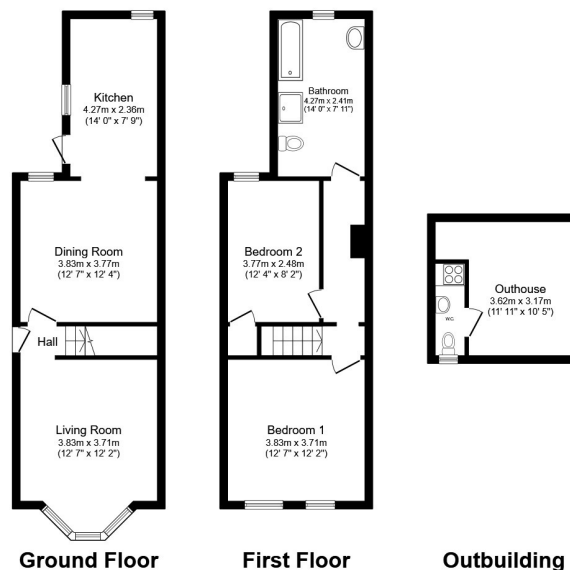
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 88.6 sq.m. (953 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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