

3 Bed End Of Terrace In Wittering Walk, , Hornchurch, RM12 6NS £499,800





SHORT DESCRIPTION

Property Ref: 16325 Ground floor extended by the current owner to create a self-contained en-suite living space, featuring a utility (kitchenette) connection and private garden access. • Part-boarded loft providing additional storage • Approx. 2-minute walk to bus 252, offering direct access to Elm Park, Hornchurch and Romford town centres and stations • Scenic park views from the principal bedroom, with fresh air and open space from nearby Hornchurch Country Park • Quiet residential setting in a friendly neighbourhood with no through traffic Property Type: End of Terrace Full selling price: £499800.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1243.23 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, On street Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied --



Bed Room(s)



Bath Room(s)



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 115.5 sq.m. (1243.23 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.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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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