



## Mansard Close, Hornchurch

**£300,000**

ONE BEDROOM HOUSE CHAIN FREE | Freehold **SSTC**

## NO ONWARD CHAIN!!

This well maintained one bedroom house has recently been redecorated by the current owners. The property offers open planned lounge with fitted kitchen designed to maximise space. The first floor landing provides storage and loft access, bathroom room and double bedroom.

To the rear of the property there is a garden and the front provides allocated parking space opposite. We strongly recommend an early internal viewing to save disappointment.

Council Tax Band: Band C (London Borough of Havering)

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

### **Entrance**

Front porch access to lounge.

### **Porch**

Access to loft storage cupboard and doors to.

### **Lounge**

l: 12' x w: 12' 2" (l: 3.66m x w: 3.71m)

Stairs in lounge to first floor. Double glazed double doors leading to garden patio and opening to kitchen.

### **Kitchen**

l: 12' x w: 5' 5" (l: 3.66m x w: 1.65m)

Double glazed window to flank, wall units along 1 wall. Work surfaces along 2 walls with storage under. Integrated oven with 4 ring electric hob. Space for domestic appliances and bowl drainer sink with taps over.

### **Shower room**

l: 12' x w: 5' 6" (l: 3.66m x w: 1.68m)

Obscure double glazed window to rear, shower cubicle, lower level w/c, pedestal sink with taps over and radiator.

### **Bedroom 1**

l: 12' x w: 11' (l: 3.66m x w: 3.35m)

Double glazed window to flank, fitted wardrobe and radiator.

### **Garden**

Low maintenance garden with patio area and artificial grass.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers to Palmers Solicitors and AVRillo: Conveyancing Solicitors. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per transaction.



GROUND FLOOR  
APPROX. FLOOR  
AREA 230 SQ. FT.  
(21.41 SQ. M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 189 SQ. FT.  
(17.59 SQ. M)

TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.00 SQ.M.)

Measurements are approximate. Not to Scale. Illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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