



FREEHOLD

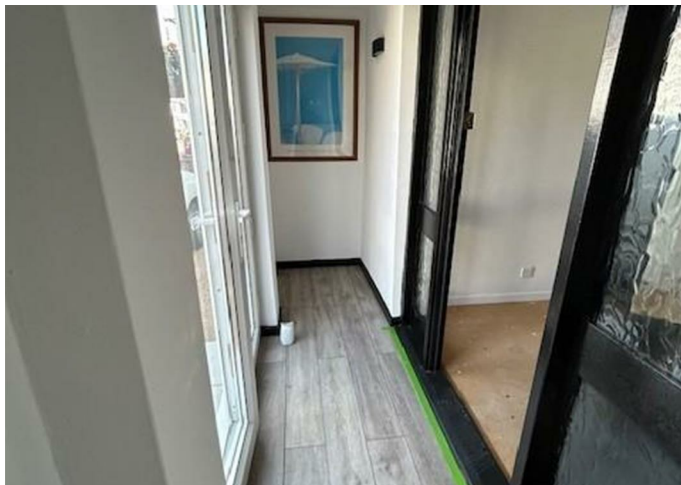
House - End Terrace

# BENETS ROAD, HORNCHURCH, RM11 3PU

Offers In The Region Of  
**£575,000**

## FEATURES

- 4 Bedrooms
- Kitchen/Dinner
- F/F Family Bathroom
- Gas Central Heating
- Through/lounge
- G/F Shower Room
- Double Glazed
- Off Street Parking



# 4 Bedroom House - End Terrace located in Hornchurch

Offers in the region £600,000 - £650,000. Steps have great pleasure in offering for sale this CHAIN FREE 4 Bedroom end of terrace extended family home .The property is located on the sort after Dury Falls Development close to the Emerson Park borders and Upminster Bridge District Line tube station. The property boast 2 bathrooms, through lounge, kitchen/dinner and off street parking. Council Tax Band: D

## Hallway

Entrance via brick built porch, , further door to hallway, radiator, staircase to 1st floor, storage cupboard housing boiler, further under stairs storage cupboard housing meters, door to ground floor shower room.

## Through Lounge

23'9" x 12'5"

Double glazed square bay window to front aspect, , double panelled radiator, byfold doors to kitchen/diner

## Kitchen

21'1" x 9'4"

Double glazed window to rear aspect, spotlights, range of wall and base units, dishwasher, stainless steel sink and drainer, gas hob with extractor over, washing machine, American style fridge/freezer, double panelled radiator, laminated flooring double glazed French doors to garden,

## Ground Floor Shower Room

Tiled floor and walls, low level wc, pedestal wash hand basin, shower cubicle with electric shower, heated towel rail,

## Bedroom One

12'11" x 10'5"

Double square bay glazed window to front aspect, single panelled radiator.

## Bedroom Two

10'5" x 9'3"

Double glazed window to rear aspect, radiator.

## Bedroom Three

11'3" x 8'5"

Double glazed window to front aspect, radiator,

## Bedroom Four

9'3" x 4'11"

Double glazed window to rear aspect, radiator.

## Bathroom

Double glazed window to rear aspect, tiled walls, tiled floor, heated towel rail, spotlights inset to ceiling, panelled bath with shower over, low level wc, pedestal wash hand basin,

## Rear Garden

Commencing with paved area, then laid to lawn, , brick built shed with power & lighting, further patio area at rear of garden,

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.

## Disclaimer

We are required under the Estate Agent Act of 1979 to advise prospective purchasers that the seller of the above property is a member of staff at Steps Estate Agents.



DAGENHAM SALES | STEPS ESTATE AGENTS, 298 HEATHWAY, DAGENHAM, ESSEX, RM10 8LU

Call us on

**020 8593 5933**

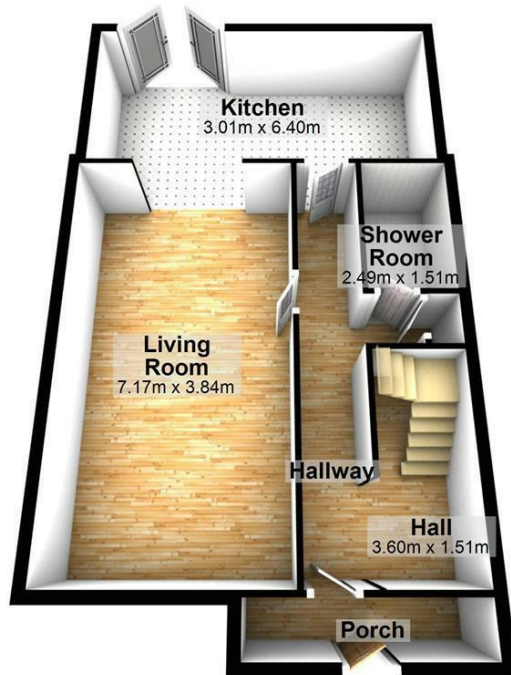
[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

[www.steps.me.uk](http://www.steps.me.uk)

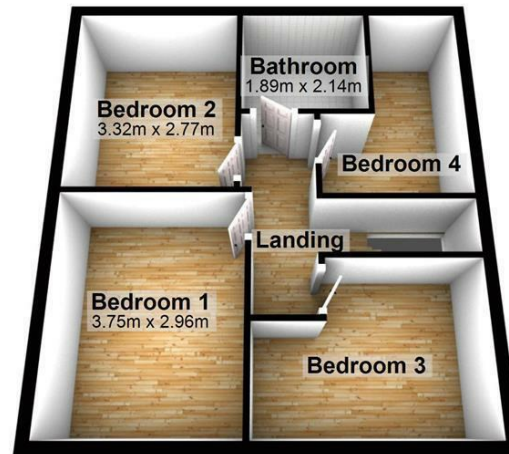
Council Tax Band

**D**

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

