



**Douglas Road, Hornchurch, RM11 1AN**

**\*\*GUIDE PRICE £350,000 TO £375,000\*\***

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COUNCIL TAX BAND D

**Guide Price:  
£350,000 to £375,000**



## Property Description

**\*\*GUIDE PRICE £350,000 TO £375,000\*\***

**CASH BUYERS ONLY**

**IN NEED OF FULL REBURBISHMENT**

Brookings are delighted to offer for sale this semi-detached house which needs modernising and is situated in Hornchurch. The property benefits from; lounge, dining room, kitchen and ground floor bathroom.

To the first floor are three bedrooms. Externally to the front the property has off road parking for one car.

To the rear is a garden that has not yet been inspected. This property would suit investors or someone who is looking at a blank canvas for a project.

Romford mainline station (Elizabeth Line) is 0.4 miles.

### **Frontage:**

Paved driveway with off road parking for one car.

### **Entrance Hallway:**

Wooden front door to the side of the house

### **Reception Room:**

13'1" x 12' (4m x 3.66m ) UPVC double glazed bay windows to front, papered walls, feature fireplace, brick feature wall, carpeted flooring, radiator

### **Dining Room:**

12' x 11' (3.66m x 3.35m) Papered walls, open into the kitchen, radiator

### **Kitchen:**

8'11" x 7'5" (2.72m x 2.26m) UPVC double glazed windows to side, papered walls, wooden laminate flooring

### **Bathroom:**

UPVC double glazed windows to side and rear, low level W/C, sink unit with inset sink bath, step-in shower cubicle, mix of tiled and papered walls, laminate flooring, radiator

### **Bedroom One:**

11'11" x 11' (3.63m x 3.35m) UPVC double glazed windows to front, painted plastered walls, fitted carpet, radiator

### **Bedroom Two:**

8'10" x 8' (2.7m x 2.44m) UPVC double glazed window to rear, papered walls, fitted carpet, radiator

### **Bedroom Three:**

9'1" x 7'4" (2.77m x 2.24m) UPVC double glazed window to rear, tiled walls, laminate flooring, radiator

### **Garden:**

52' x 15'6" (15.85m x 4.72m) Rear Garden leading out from the hall between kitchen and bathroom



## Tenure

FREEHOLD

## Council Tax Band

D

## Viewing Arrangement

BY APPOINTMENT

## Contact Details

12 Brooke Estate  
Lyon Road  
Romford  
RM1 2AT

brookings.co.uk

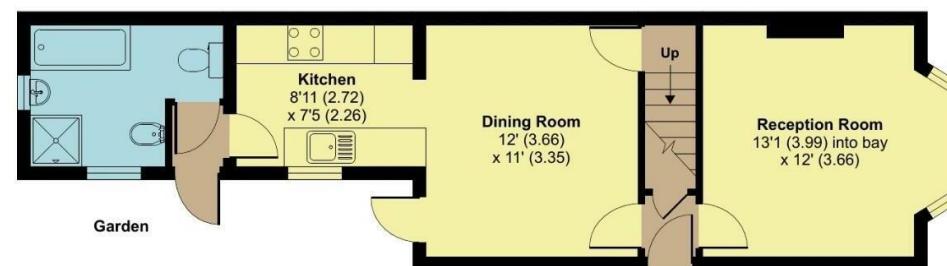
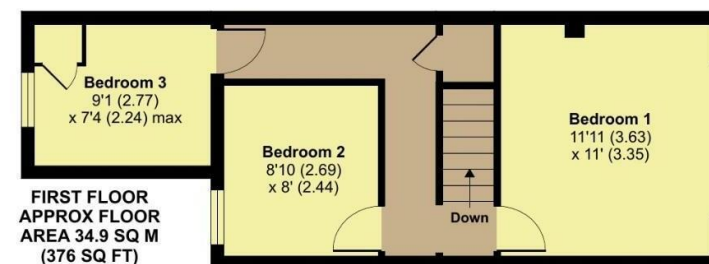
askus@brookings.co.uk

02085919088

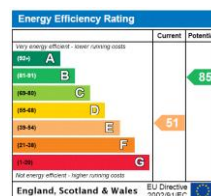
## Douglas Road, Hornchurch, RM11

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 838814



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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