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30 Cheviot Road, Hornchurch, RM11 1LP

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Guide Price £425,000

****GUIDE PRICE £425,000 - £450,000****

Hunters are pleased to bring to market this 3 bedroom mid-terraced property in a popular area of Hornchurch. The accommodation comprises a large through lounge/dining area, fitted kitchen and downstairs w/c on the ground floor. To the first floor are the 3 bedrooms and family shower room. The property has the potential to extend subject to planning.

Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

Hylands Primary School (Ofsted: Good), , Harrow Lodge Primary School (Ofsted: Outstanding), St Mary's Catholic Primary School (Ofsted: Good) and The Frances Bardsley Academy for Girls (Ofsted: Good) are all within 0.5 miles.

Romford Station (Elizabeth Line) is 0.8 miles.

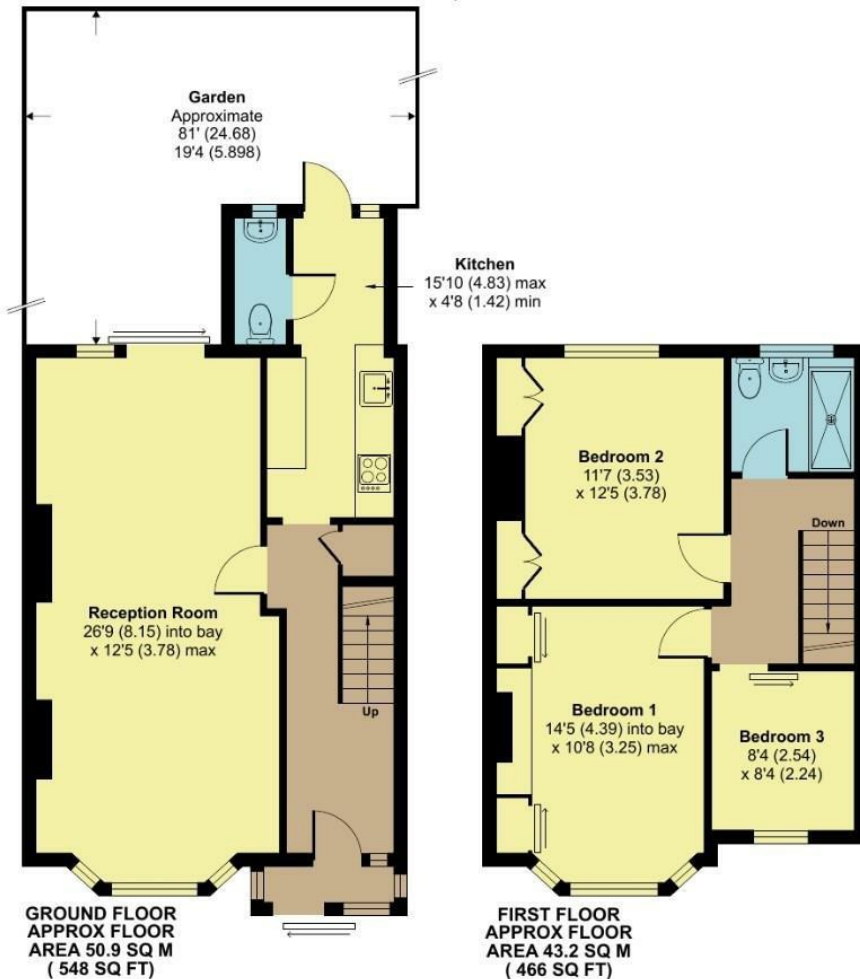
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hornchurch@hunters.com | www.hunters.com

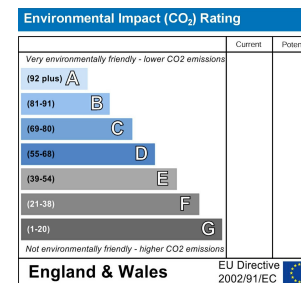
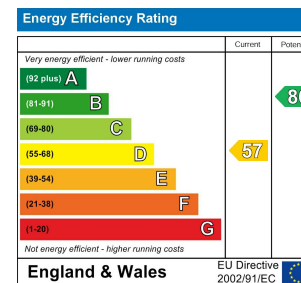
Cheviot Road, Hornchurch, RM11

Approximate Area = 1014 sq ft / 94.2 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). © nlclicom 2024. Produced for Hunters Property Group. REF: 1179688



DRIVEWAY

Block paved driveway providing parking for 2 cars

PORCH

Double glazed entrance porch

ENTRANCE HALLWAY

Providing access to the ground floor accommodation and stairs to the first floor. Gas central heating radiator.

THROUGH LOUNGE / DINING ROOM

26'8" x 12'4"

Large open though lounge dining room running from the front to the rear of the property. Large double glazed bay window. Gas fire and patio doors giving access to the rear garden.

FITTED KITCHEN

15'10" x 4'7"

Fitted kitchen with induction hob, tiled splashback to sink, double oven, with plank effect vinyl flooring and UPVC door giving access to the rear garden.

GROUND FLOOR CLOAKROOM

Hand basin, w/c and UPVC window

BEDROOM 1

14'4" x 10'7"

The main bedroom is located to the front of the property and has a large bay window, with built in wardrobes, gas central heating radiator.

BEDROOM 2

11'6" x 12'4"

The second bedroom is located to the rear of the property overlooking the rear garden. There are built in wardrobes, UPVC window and gas central heating radiator.

BEDROOM 3

8'3" x 7'4"

The third bedroom is located to the front of the property.

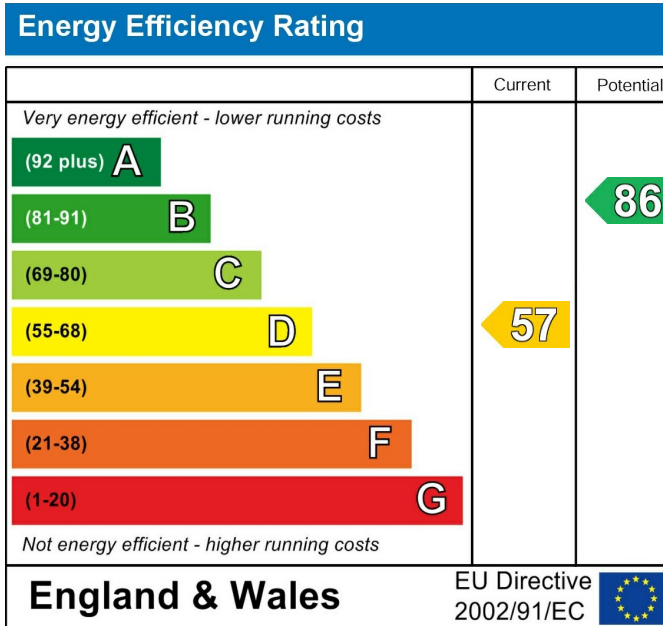
SHOWER ROOM

The main shower room is located to the first floor, with w/c, wash hand basin and obscured UPVC window and chrome towel rail

GARDEN

80'11" x 19'3"

Small patio area, laid mainly to lawn with mature hedge and apple tree. There is a garden outbuilding to the rear boundary of the property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







