



HUNTERS[®]
HERE TO GET *you* THERE

12 Falcon Way, Hornchurch, RM12 5LJ

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Asking Price £425,000

Hunters Hornchurch are delighted to offer for sale this semi detached family home situated in Hornchurch.

The property comprises of: Entrance hallway, lounge, dining room, kitchen and ground floor cloakroom.

To the first floor are four bedrooms and bathroom. Externally to the front the property has a garden with lawn. To the rear is the garden with lawn and patio area bordered by wood paneled fencing and a detached garage.

The property is situated in a cul de sac close to local shops and amenities. St Alban's Catholic Primary School, R J Mitchell Primary School, Scargill Infant & Junior School are all within half a mile.

Elm Park Station is 0.8 miles.

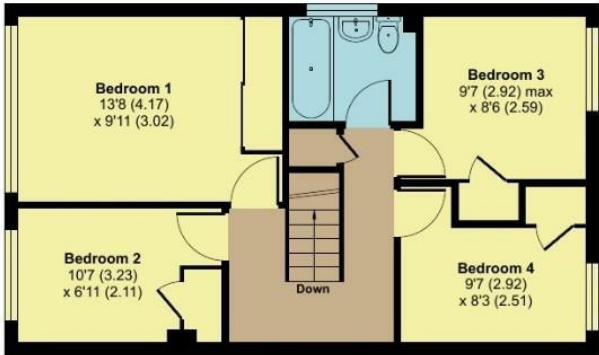
The property offers good space and is offered with no onward chain.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
hornchurch@hunters.com | www.hunters.com

Falcon Way, Hornchurch, RM12

Approximate Area = 1050 sq ft / 97.5 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1178 sq ft / 109.3 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 46.8 SQ M
(504 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 50.7 SQ M
(546 SQ FT)

GARAGE
APPROX FLOOR
AREA 11.8 SQ M
(128 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc|hecom 2024.
Produced for Hunters Property Group. REF: 1110921

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Frontage

Front garden with lawn and pathway leading to front door

Entrance Porch

UPVC double glazed door to front, plastered papered walls, fitted carpet

Cloakroom

UPVC double glazed window to front, low level w/c, hand wash basin, plastered painted walls, tiled splash back, plastic tiled flooring, radiator

Reception Room

17'0" x 16'10"
UPVC double glazed window to front, plastered papered walls, fitted carpet, gas fire with fire surround and hearth, two radiators

Dining Room

12'5" x 8'6"
UPVC double glazed door and window to rear, plastered papered walls, fitted carpet, radiator

Kitchen

12'5" x 8'3"
UPVC double glazed door to side, UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, space for cooker, space for fridge / freezer, space and plumbing for washing machine, cupboard with boiler, plastered painted walls, tiled splash back, tiled flooring

Stairs and Landing

Wooden slated stairs and fitted carpet to landing

Bedroom One

13'8" x 9'11"
UPVC double glazed window to front, plastered papered walls, fitted wardrobes, fitted carpet, radiator

Bedroom Two

10'7" x 6'11"
UPVC double glazed window to front, plastered papered walls, fitted carpet, store cupboard, radiator

Bedroom Three

9'7" max x 8'6"
UPVC double glazed window to rear, plastered papered walls, fitted carpet, store cupboard, radiator

Bedroom Four

9'7" x 8'3"
UPVC double glazed window to rear, plastered papered walls, fitted carpet, store cupboard, radiator

Bathroom

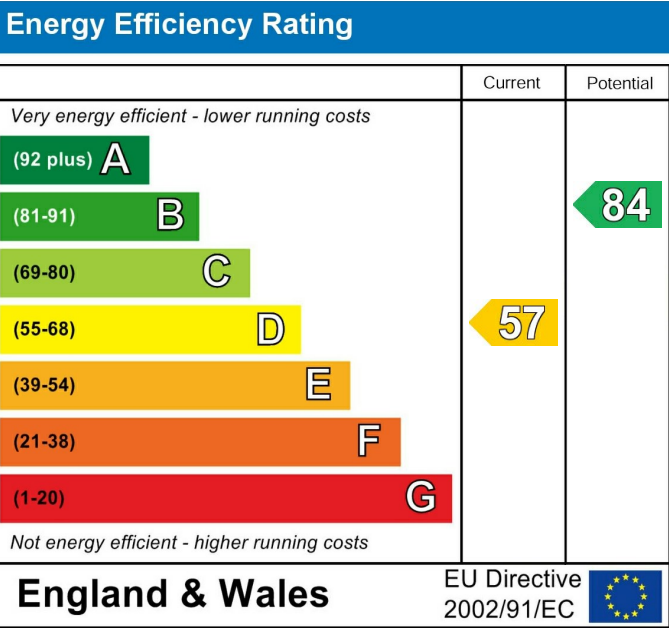
UPVC double glazed window to side, bath suite comprising of: low level w/c, vanity sink unit, panel bath, tiled walls, tiled flooring

Garden

39'0" x 21'0"
Patio area leading onto lawn bordered by wood panelled fencing and a mix of plants and shrubs, shed and detached garage

Garage

16'4" x 8'3"
Up and over door to front, wooden door with glass panels to rear



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.









