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ESTABLISHED 1894
Hilbery Chaplin

Ref: HRN230100



Guide Price £190,000 - £200,000

Hilbery Chaplin are pleased to offer this well presented 2nd floor studio apartment situated within a purpose built development offering open planned living space of lounge, bedroom and kitchen together with a modern bathroom. This property has the advantage of a garage together with residents parking and communal grounds. Conveniently located for access to the A127 providing routes to London with local services to Hornchurch town centre, an early viewing is highly recommended.

EPC F

Council Tax Band B

Summary:

- Open Planned Living Space
- Bathroom
- Gated Access
- Garage

Guide Price £190,000-£200,000
To View Call 01708 457916

Wingletye Lane
Hornchurch

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The Havering Estate Office
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Branches at: ROMFORD : HORNCHURCH : SHENFIELD : BRENTWOOD : INGATESTONE : LAINDON

Wingletye Lane, Hornchurch

The accommodation comprises:

Communal Hallway - With security entry phone system and stairs to second floor.

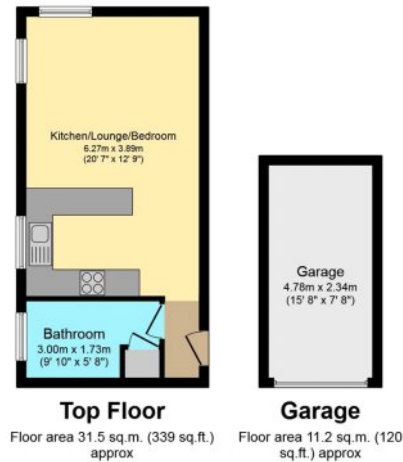
Private entrance door to :

Open Plan Lounge/Bedroom/Kitchen Area - 20'7" x 12'9" (6.27m x 3.89m)

UPVC double glazed windows to front and side aspects. The kitchen area is fitted with a range of white base and wall units incorporating one and a half bowl inset stainless steel sink unit with single drainer and mixer taps. Four ring flush plate glass hob with oven below and stainless steel and glazed extractor hood over. Plumbing for automatic washing machine and integrated fridge and freezer. Wood effect flooring. Wall mounted electric heaters. Downlighters to ceiling.

Bathroom - Fitted with a white suite comprising panelled bath with mixer taps and separate shower control unit and shower screen together with wash hand basin and low level w.c. Double glazed window to front. Part tiled walls. Cupboard housing hot water cylinder. Downlighters to ceiling.

Externally - This development has gated access to communal residents parking and in addition there is the advantage of a garage with surrounding grounds.



Total floor area 42.6 sq.m. (459 sq.ft.) approx

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The EPC for this property is available upon request.



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