



**Wingletye Lane
Hornchurch
Greater London
RM11 3AU**

Offers In Excess Of £715,000

bettermove

Wingletye Lane Hornchurch

Bettermove are proud to present this 4 bedroom semi-detached house in Hornchurch available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is D.

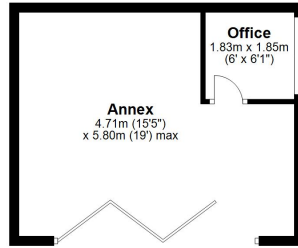
The interior of this beautifully presented property comprises a spacious open plan living/dining room, w/c, utility room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor holds the master bedroom and en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Hornchurch, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A127, Upminster Bridge underground station and many local bus routes.

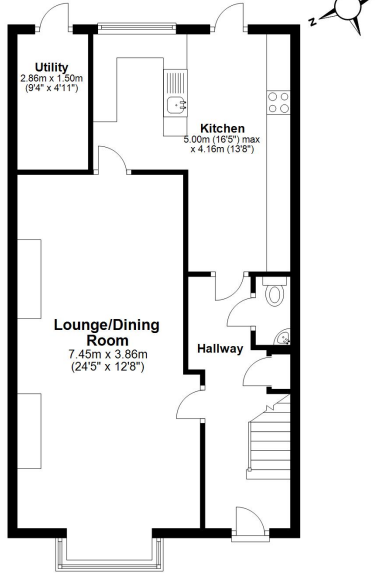
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



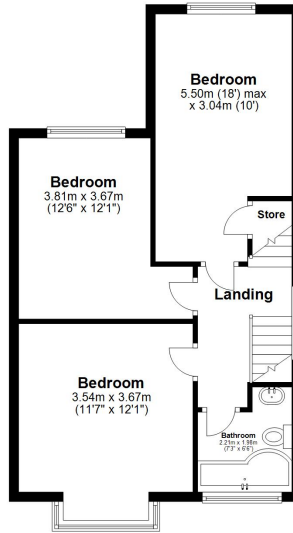
Outbuilding
Approx. 27.3 sq. metres (293.6 sq. feet)



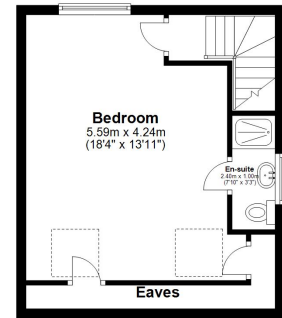
Ground Floor
Approx. 60.5 sq. metres (651.0 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.0 sq. feet)



Second Floor
Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 169.9 sq. metres (1829.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Winglety Lane

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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