



BRITISH  
PROPERTY  
AWARDS

2020 - 2021  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Dove Walk, Hornchurch

CALLING ALL FIRST TIME BUYERS Castle Estate Agents are pleased to offer FOR SALE this lovely 3 BEDROOM TERRACED house set in this perfect position for LOCAL SHOPS, NATURE RESERVE, bus routes, LOCAL SCHOOLS and close to STATION. This property has many benefits including KITCHEN/DINER and CHAIN FREE.

- 3 Bedrooms
- Kitchen/Diner
- South facing garden
- Very good condition
- Close to Station
- Terraced house
- Chain free
- Walk to local schools
- Walk to Nature reserve
- Communal parking

**£425,000 Freehold**

## Front aspect

Mainly laid to lawn, mature side borders, double glazed leaded door and side panel window leading to PORCH with double glazed leaded door to:

## Hallway

Stairs leading to first floor landing, radiator, coving down lighters, power points, door to:

## Lounge 16' 6" by 12' 6" (5m 3cm by 3m 81cm), ()

Double glazed window to front aspect with fitted blind, 2 x radiators, coving, radiator, Amtico flooring.

## Kitchen/Diner 18' 10" by 9' 8" (5m 74cm by 2m 95cm), ()

Eye level and base units with roll top work surfaces incorporating stainless steel sink and single drainer with mixer taps and tiled splash backs, double glazed leaded window with fitted blind and sliding patio doors, integrated double oven with extractor fan over and ceramic hob, space for fridge, freezer, tumble dryer and washing machine. down lighters, power points, storage cupboard, Amtico flooring, radiator and coving.

## Fisrt floor landing

Doors to all rooms, storage cupboard, loft access, coving.

## Bedroom 1 15' 5" by 9' 9" (4m 70cm by 2m 97cm), ()

Double glazed window to front aspect with fitted blind, radiator, large storage cupboard, tv point, power points.

## Bedroom 2 9' 6" by 7' 7" (2m 90cm by 2m 31cm), ()

Double glazed window to rear aspect with fitted blind, radiator, power points, built in wardrobe, tv point.

## Bedroom 3 9' 11" by 6' 7" (3m 2cm by 2m 1cm), (), ()

Double glazed window to front aspect with fitted blind, radiator, power points, built in storage cupboard, tv point.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.


## Bathroom


Three piece White suite comprising of a panel enclosed bath with mixer taps, wall mounted electric shower, wash hand basin in vanity unity unit with mixer taps, low level flush toilet, double glazed frosted window to rear aspect, heated towel rail, tiled splash backs, down lighters, extractor fan.

## Rear garden

Approx 40ft South facing rear garden, paved patio, wood shed, outside light, outside tap, double gates to rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	59	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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