



Property Management Ltd



2 Double Bedrooms

Private Balcony

Family Bathroom

Secure Entrance

Communal Grounds

Near Elm Park district line tube station



Dunningford Close
Hornchurch, RM12

Guide £220,000

Hallway 21' 8" x 3' 11" (6.60m x 1.19m)
 Entrance hallway leading to all rooms. Wooden flooring throughout and wooden doors. Radiator central heating in wooden radiator cover. Neutral décor.

Lounge/Dining Room 12' 8" x 18' 4" (3.86m x 5.58m)
 Bright family lounge/dining area with ample space. French doors leading to own balcony area. Large double glazed windows to front. Wooden flooring. Radiator in wooden cover. Ceiling has coving & ceiling rose around feature light, dado & picture rails gives this room added features.

Kitchen 7' 6" x 9' 2" (2.28m x 2.79m)
 Modern fitted kitchen with base & eye level units with built in spot lights in light wood style with gas hob, oven and chrome extractor hood. Fully tiled. Space for appliances. Wooden flooring. Double Glazed window.



Bathroom 6' 0" x 7' 0" (1.83m x 2.13m)
 Light & bright bathroom fully tiled with white suite and full shower, sink in fitted vanity unit with mirror in light wood effect. Chrome fittings. Heated chrome towel rail. Spot lights in ceiling.

Bedroom 1 10' 2" x 12' 4" (3.10m x 3.76m)
 Double bedroom with fitted wardrobes and vanity units, double glazed window to front. Radiator in cover. Wooden flooring and central ceiling fan light. Neutral décor.

Bedroom 2 11' 0" x 9' 4" (3.35m x 2.84m)
 Bright double bedroom with large double-glazed window to rear. Fitted cupboard/wardrobe. Radiator. Central ceiling light fitting. Wooden flooring.

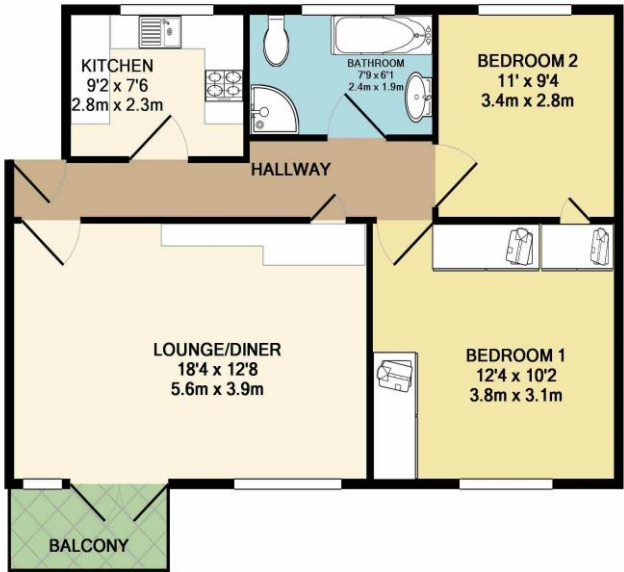
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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