



## SITUATION

Located within this secluded cul-de-sac off Osborne Road within close proximity to Hylands Park and approx. 1¼ miles to Romford Town centre which benefits from a variety of shopping and leisure facilities as well as Romford Station (Elizabeth Line and Overground). Hornchurch lies approx. 14 miles north-east of the City of London with easy access to the M25 Motorway (Junctions 28 & 29).

## PROPERTY

A modern detached **2 Bed Bungalow** which includes:

- Driveway
- Garage with up and over door
- Gas central heating
- uPVC double glazing
- Rear garden with patio

## ACCOMMODATION

### Ground Floor Bungalow

Bedroom 1	14'0" x 10'0"
Bedroom 2	9'0" x 8'6"
Reception Room	20'5" x 11'4"
Kitchen	12'2" x 8'10"
Bathroom	5'8" x 4'8"
Separate WC	

**GIA Approx. 749 sq ft plus Garage (8'3" x 16'10")**

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 1 year from 1st July 2022 at a current rent of **£15,000 per annum exclusive (£1,250 pcm)**.

**Note 1: There is a £1,442.30 Rent Deposit held.**

**Note 2: No. 38 Thorncroft (2 Bed Bungalow) sold in October 2022 for £450,000.**

**Note 3: Refer to Auctioneers for the virtual tour of the property.**

**£15,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Joint Auctioneers

Williamson Dace Brown  
Tel: 020 8886 4407 Ref: Thomas Dace  
Email: thomas@wdbproperty.co.uk

### Vendor's Solicitors

Gisby Harrison  
Tel: 01707 878 300 Ref: Franc Cuffaro  
Email: franc.cuffaro@gisbyharrison.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**