



Hornchurch Offers In Excess of £650,000



The Property

NO ONWARD CHAIN

Amazing Garden Measuring Approximately 220 Feet.

Set within one of Hornchurch's most sought-after residential turnings, this classic 1930s bay-fronted semi-detached home offers generous accommodation, superb potential, and an enviable position close to Langtons Primary School and the picturesque Langtons Registry Office public gardens and lake. Although requiring internal modernisation, the property retains a traditional layout and generous proportions, comprising two spacious reception rooms, a separate breakfast room, and a kitchen giving access to the rear garden. Originally three bedrooms, the home has been thoughtfully extended over the garage to create a fourth bedroom, offering excellent versatility for a growing family. The first floor also has a bathroom and a separate W.C., which could be combined to form a substantial, contemporary family bathroom.

Externally, the property enjoys a large, established rear garden — an ideal space for families or keen gardeners — and to the front there is off-street parking leading to an integral garage.

With its generous footprint, characterful façade, and prime Hornchurch setting, this property presents a rare opportunity to create a superb family home tailored to individual tastes.

Council Tax Band F

E.P.C. rating E

*A 1930s Bay-Fronted Home in a Highly Regarded Location
With An Amazing Garden in Excess Of 220 Feet*

**FOR FURTHER DETAILS AND TO ARRANGE A
VIEWING CALL: 01708 457916**

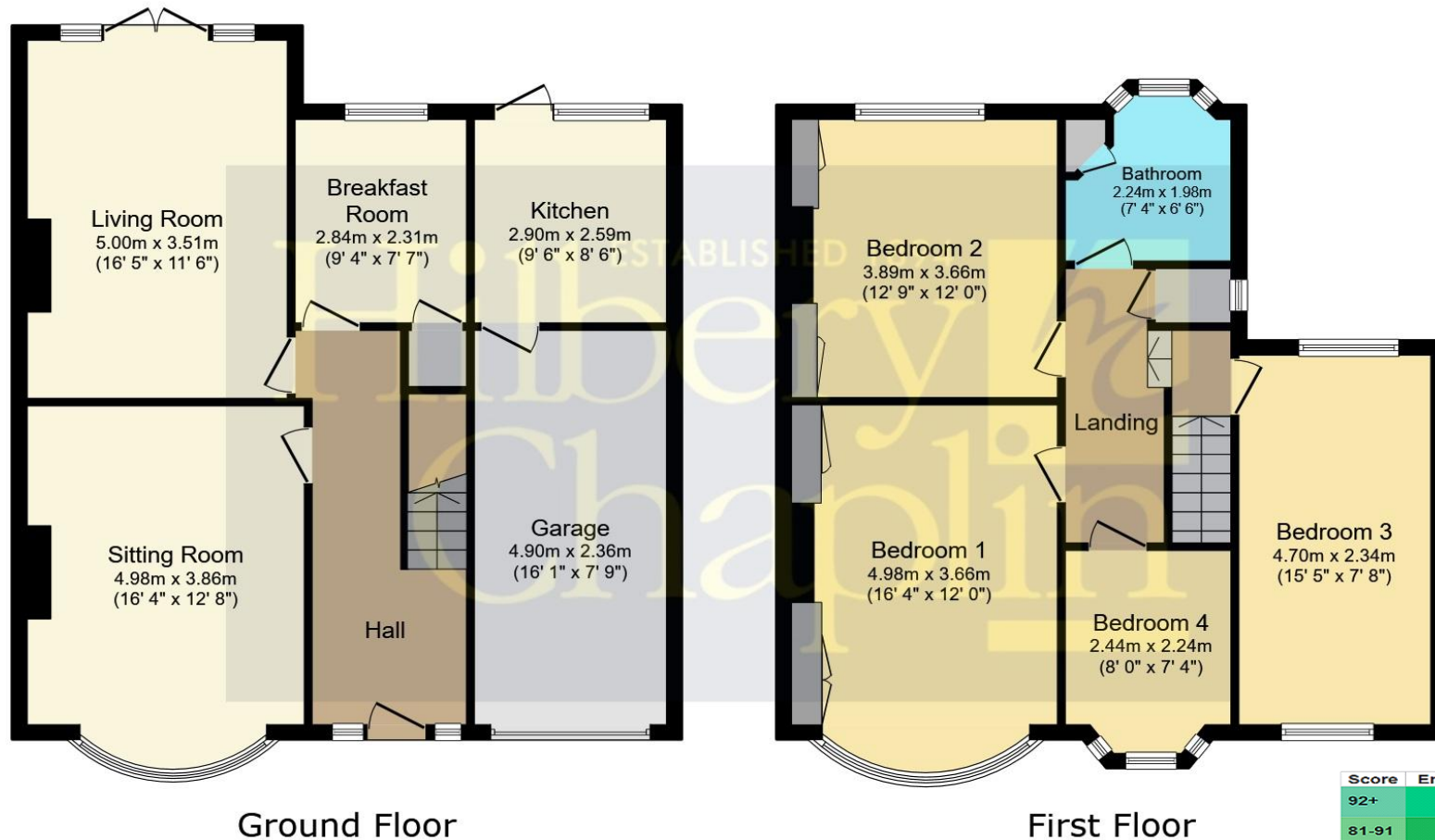


Location

Hornchurch which is still known as the village to many residents is a thriving town and an ideal location for the London commuter and families looking for all the conveniences of modern-day life. Locally, a number of high achieving schools are on offer and many leisure facilities are bound to keep you busy. The property offers good access to Hornchurch Leisure Centre and Swimming Pool, Havering Bowls Centre, Hornchurch Cricket Club, The Queens Theatre and Langtons House and Gardens.

Hornchurch Country Park is a large country park that has a good mix of heritage and ecology. The park has been awarded gold in the Best Country Park category for London in Bloom. The former RAF Hornchurch base was used during the First and Second World Wars. A designated Local Nature Reserve, the park is an integral part of the Ingrebourne Valley which is rich in wildlife. The marshes is a Site of Special Scientific Interest.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Hilbery Chaplin
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Tel: 01708 457916
hornchurch@hilberychaplin.co.uk