



ESTABLISHED 1894
Hilbery
Chaplin

Hornchurch

Guide Price £425,000 -£450,000

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The Property

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An excellent opportunity to purchase this three-bedroom end-of-terrace family home. Upon entering, the welcoming reception hall leads to a spacious lounge/dining area featuring French doors that open onto the rear garden, with the added benefit of air conditioning for year-round comfort. The home also offers a kitchen leading into a small extension which benefits from its own direct access to the garden, creating a bright and practical space.

To the first floor, there are three well-appointed bedrooms, all served by a family bathroom.

Externally, the property benefits from off-street parking to the front, along with a generous rear garden that includes a patio area and a lawn bordered by mature shrubs. At the far end of the garden, a brick-built detached outbuilding—measuring 21'7" x 13'3", formerly a garage and currently utilised as a workshop—provides excellent additional storage or workspace.

Of particular interest to families will be Abbs Cross Academy and Arts College, whilst Elm Park Station and the town centre, with its array of shops, restaurants and bars, are only a short walk away.

Council Tax Band D

EPC D

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

3 Bedroom End of Terrace family home.



Location

Elm Park is a friendly, family-oriented suburban area with excellent convenience and transport links. The District Line station puts London within easy reach, while local parades offer supermarkets, cafés, independent shops and everyday services.

Families benefit from well-regarded schools including Elm Park Primary, Benhurst Primary and Abbs Cross Academy & Arts College, plus plenty of green space such as Harrow Lodge Park, Brettons Park and nearby Hornchurch Country Park.

With a welcoming feel, practical amenities and quick access into the city, Elm Park is an ideal place to call home.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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