



Hornchurch

Guide Price £425,000 - £450,000



## The Property

OPEN DAY 13TH JUNE 2026

Guide Price £425,000 - £450,000

This well-presented and extended three-bedroom family home is ideally located within easy walking distance of Gidea Park Station and the Elizabeth Line, offering excellent transport links into Central London and beyond. The property features a ground floor bathroom, a fitted kitchen, and a spacious open-plan lounge/dining area overlooking the rear garden. The garden is a particular highlight, benefitting from a decked seating area and lawn, and backing directly onto Haynes Park, providing attractive open views and a strong sense of privacy. To the first floor are three well-proportioned bedrooms, while off-street parking is available to the front. Conveniently situated for highly regarded local schools including Ardleigh Green Infant and Junior Schools, The Royal Liberty School, and Emerson Park Academy, this property makes an excellent choice for families. An early viewing is highly recommended.

Council Tax Band D

E.P.C rating D

*Well Presented 3-bedroom family home.*

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

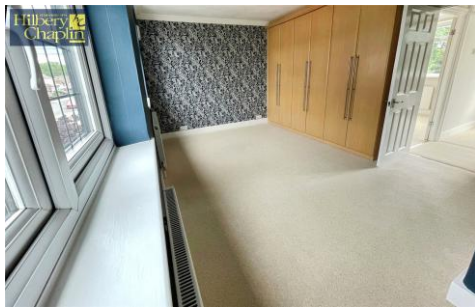


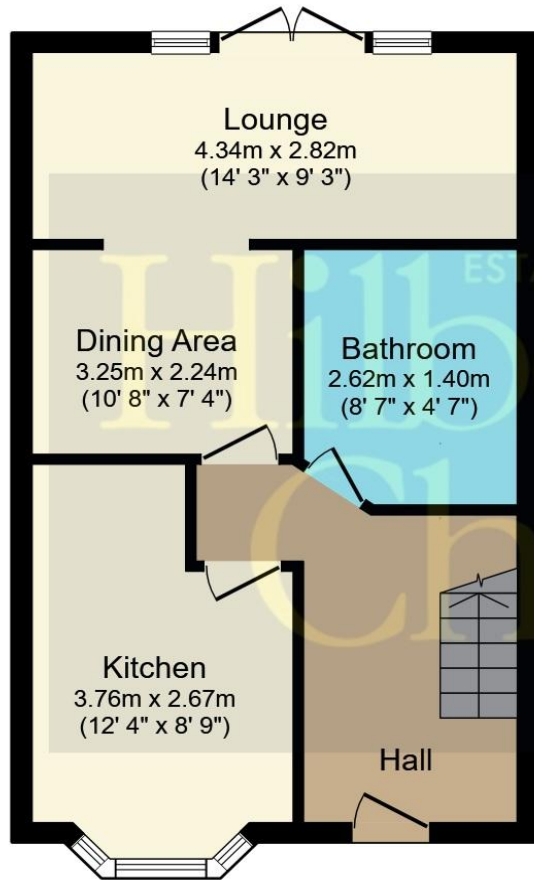
## Location

Northumberland Avenue is offering access to Gidea Park British Rail Station with its direct link to London Liverpool Street and the benefit of the Elizabeth Line. Road links to the A127, A12 and M25 are just a short drive away.

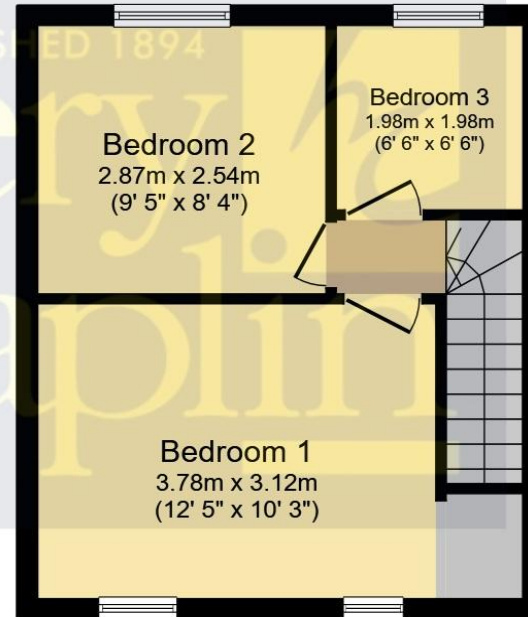
Hornchurch town centre is close by with its good selection of shops, bars and restaurants, and a number of high achieving schools.

There are open green spaces a plenty, numerous golf clubs such as Romford Golf club being just under 3 miles away, and Cranham Golf course, also Thames Chase Forest centre is just over 5 miles away offering walks, bike trials, and café.





Ground Floor



First Floor

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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56 D	83 B

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.