



Hornchurch

Asking Price £925,000



## The Property

A beautifully extended and well-presented four-bedroom detached family home, ideally located in a sought-after residential area within easy reach of Hornchurch town centre.

The spacious accommodation includes an inviting entrance hall, ground floor cloakroom, comfortable lounge, and an impressive bespoke fitted kitchen/dining/family room with bi-fold doors opening onto the rear garden, creating the perfect space for modern family living and entertaining.

Upstairs are four well-proportioned bedrooms, including a superb principal bedroom with a walk-in dressing area and en-suite shower room, together with a contemporary family bathroom.

Outside, the property offers ample off-street parking, a driveway leading to an attached garage with an electric roller door, and a Westerly-facing rear garden extending to approximately 106 feet. A substantial timber-built outbuilding (approximately 29'8" x 12', external measurements) with power and lighting provides versatile space for a home office, gym, studio or workshop.

Ideally situated within walking distance of Towers Infant and Junior Schools, local bus routes, and the excellent shops, restaurants and leisure facilities of Hornchurch town centre.

EPC Rating: C.

Council Tax Band: F.

*Extended and Well-Presented Four-Bedroom Family Home.*

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



## Location

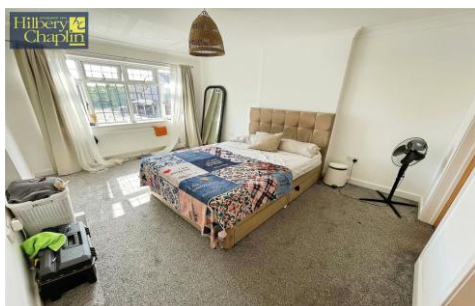
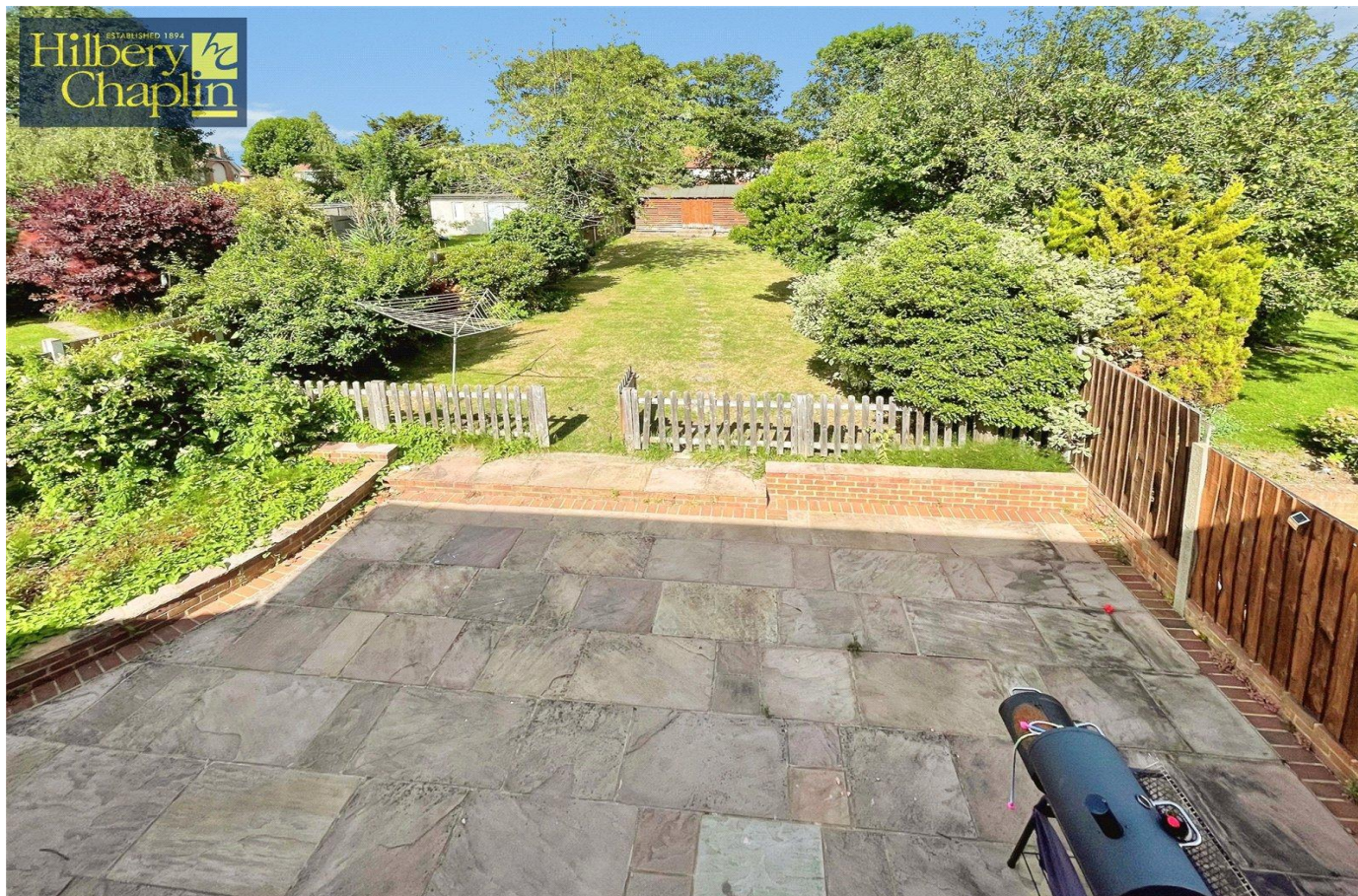
Hornchurch which is still known as the village to many residents is a thriving town and an ideal location for the London commuter and families looking for all the conveniences of modern-day life.

A range of travel options are available as well as 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 Harrow Lodge Park. 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.

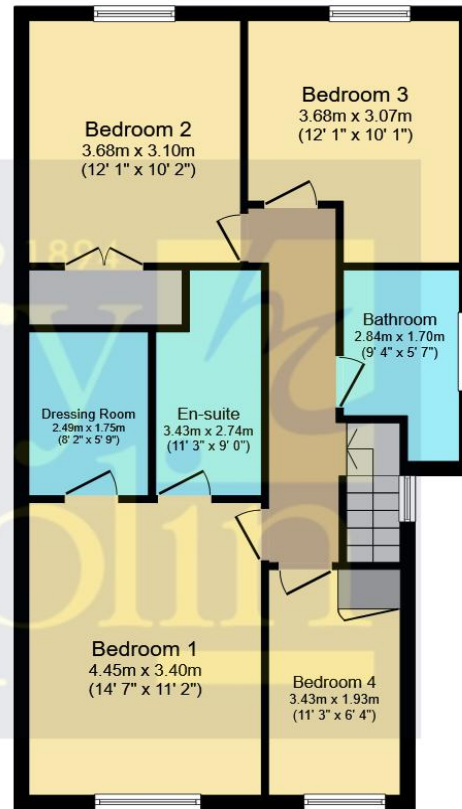
The former RAF Hornchurch base was used during the First and Second World Wars. A designated Local Nature Reserve, the park is an integral part of the Ingrebourne Valley which is rich in wildlife.

The marshes is a Site of Special Scientific Interest





Ground Floor



First Floor

Total floor area: 175.0 sq.m. (1,884 sq.ft.)

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)

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

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**Hilbery**  
**Chaplin**

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