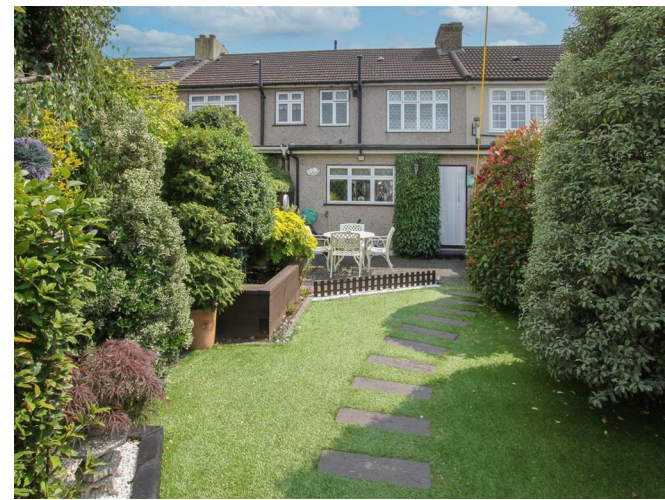




Keith  
Ashton

Birch Crescent,  
Hornchurch





## 3 BIRCH CRESCENT

Hornchurch, RM11 2NN

Guide Price £485,000

We are delighted to bring to market this well-presented and extended, three-bedroom terrace house which benefits from a spacious open-plan ground floor, beautifully kept rear garden and secure off-street parking by way of a driveway with security posts along with a gated, double garage at the rear. Families with children will note that you are within walking distance of infant, junior and secondary schools, including Redden Court which boasts an 'outstanding' Ofsted rating; also, within easy reach is New City College, Ardleigh Green for students studying further and higher education. Gidea Park and Harold Wood Train Stations are within a mile from the property and for road users, the A127, A12 and M25 are all easily accessible. Viewers will also be keen to know that our Vendor is interested in a vacant property and therefore the upward chain will be complete.

EXTENDED & WELL-PRESENTED FAMILY HOME  
SPACIOUS LIVING ROOM

THREE BEDROOMS  
GATED, DOUBLE GARAGE TO THE REAR

OPEN-PLAN FEEL TO THE GROUND FLOOR  
BEAUTIFULLY KEPT REAR GARDEN

KITCHEN / DINER & UTILITY  
SECURE OFF STREET PARKING TO THE FRONT







## Description

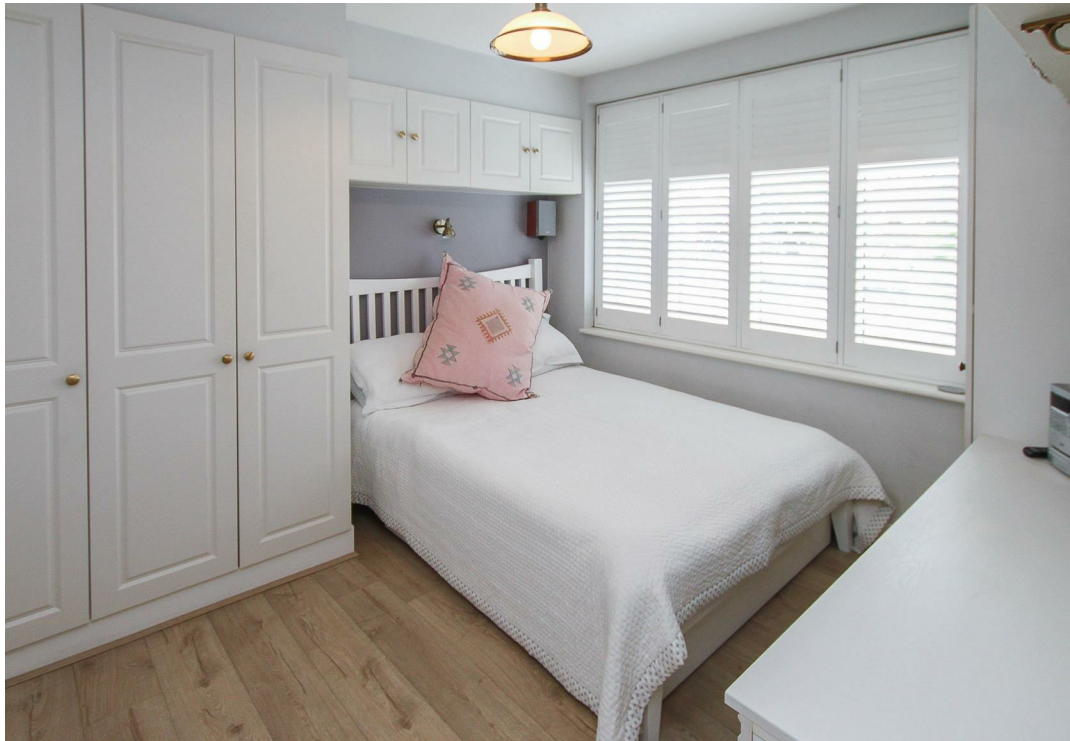
A bright entrance hall offers access into the living room and into the utility and there are stairs rising to the first floor with useful storage cupboard under. The ground floor space has an open plan feel with a spacious living room opening up to the kitchen/diner, which forms the extension to the rear of the property. The living room is tastefully decorated in a neutral colour scheme and has a large window to the front allowing for lots of natural lighting into this room, and there is a study area positioned to one corner, providing a space for anyone looking to work from home. The kitchen/diner is a well-planned out room with a large space for a family sized dining table and chairs and ample wall and base units providing storage options. Integrated appliances include double ovens, microwave, gas hob with extractor above and a dishwasher with further space available for additional appliances in a utility room located off the kitchen area.

Rising to the first floor you will find three well-proportioned bedrooms, two doubles and one single, with all bedrooms having fitted bedroom furniture. A main family bathroom is fully tiled and includes a panelled bath with shower over, wash hand basin and close coupled w.c. Viewers will note that there are lovely, white painted, window shutter blinds to all of the windows on the ground and first floor levels.

At the rear of the property, you have a well-maintained garden which commences with a block paved patio leading into neat artificial lawns, with borders to the sides planted with mature shrubs and plants. There is also a raised pond. To the bottom of the garden, you have pedestrian access into the double garage, which is accessible by car from the rear, via a locked gated entrance. At the front of the property there is further parking for two vehicles on a secure driveway which for peace of mind is fitted with lockable security bollards.



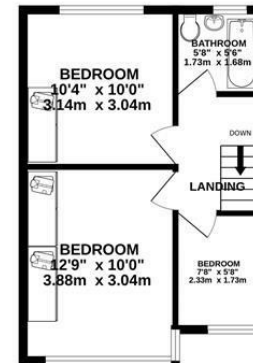
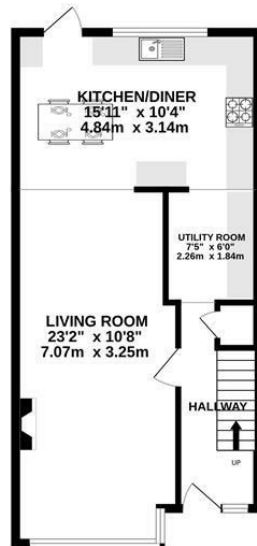
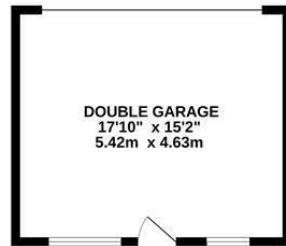




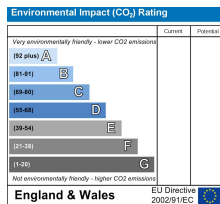
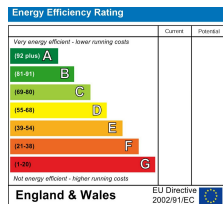


GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**  
Local Authority: Hornchurch  
Council tax band: D  
Post Code: RM11 2NN

**VIEWING:**  
Strictly by prior arrangement with Keith Ashton Estate Agents

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)



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Tel. 01277 260858

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