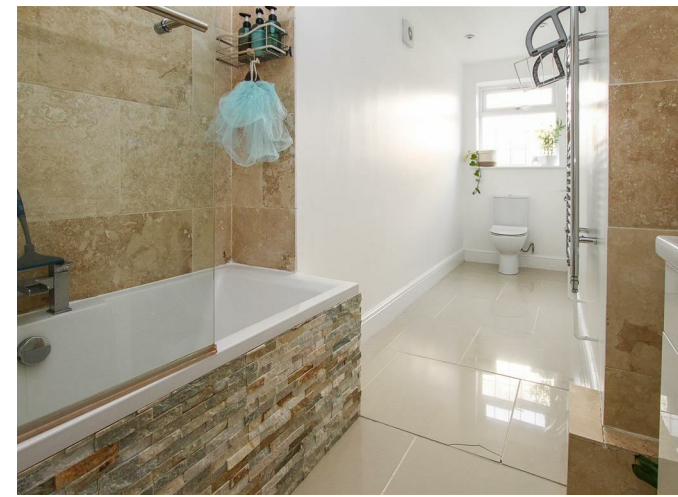




Keith
Ashton

Hornchurch Road,
Hornchurch



126 HORNCHURCH ROAD

Homchurch, RM11 1DP

** GUIDE PRICE £380,000 - £400,000 ** Making a fantastic purchase for a first-time buyer, commuter or investor is this beautifully presented and modern, two double bedroom, ground floor maisonette which has been extended to the rear, to allow for a larger kitchen/diner and bathroom. The property further benefits from having its own garage en bloc, plus spacious driveway allowing parking for two cars, along with an easy to maintain courtyard garden to the rear. Situated in a great location, you will find that you are within walking distance of Harrow Lodge Park consisting of around 130 acres of varied landscape and lakes, plus Harrow Lodge Leisure Centre and swimming pool. Interested parties looking for train services into London will note that Romford, Emerson Park and Homchurch train stations are all within 1.5 miles of the property. There is a long lease remaining of 971 with NO service charge and a peppercorn rent of £1 per annum.

- TWO DOUBLE BEDROOMS
- EXTENDED, GROUND FLOOR MAISONETTE
- OFF STREET PARKING & GARAGE EN-BLOC
- MODERN & WELL PRESENTED THROUGHOUT
- KITCHEN / DINER
- SPACIOUS LOUNGE
- WALKING DISTANCE OF HARROW LODGE PARK & POOL
- WITHIN 1.5 MILES OF MAINLINE TRAIN SERVICES

Guide Price £380,000



Description

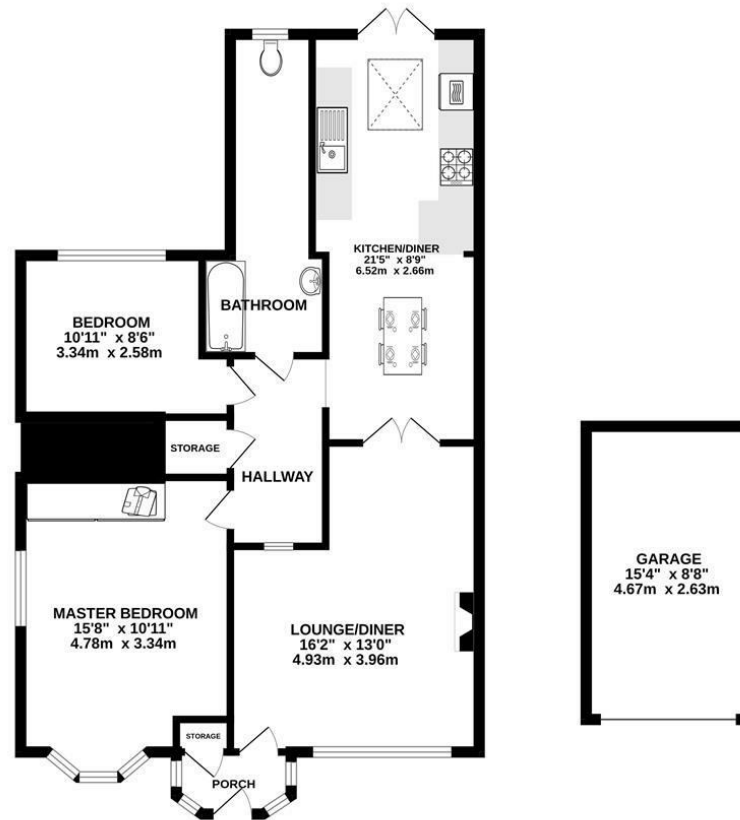
A spacious porch sitting centrally at the front of the property has storage and a door which opens into a lovely modern lounge stylishly decorated and having dark wood effect laminate flooring. Double door with glazed inserts opens into an extended kitchen / diner, measuring some 21'6 in length. The kitchen has been fitted in a modern range of white, gloss wall and base units with quartz work surface over and stylish black, brick effect splashbacks. Appliances include integrated oven, hob with extractor above and wine chiller and there is further space for free standing appliances. Double doors open onto the rear garden and there is a lantern roof light, both draw in lots of natural lighting to this space.

From the kitchen there is access into an inner hallway where there is further storage and doors into the bedrooms and bathroom. The master, double bedroom has windows to the front and side aspects, and a range of fitted wardrobes to one wall. The second bedroom also of double size, is currently being used as a study. The extension to the rear has allowed for a larger bathroom, currently the room comprises of a bath with shower over, wash hand basin set into a vanity unit and a close coupled w.c. Viewers will note that you could easily accommodate for the addition of a separate walk-in shower, by slight repositioning of the w.c., if required.

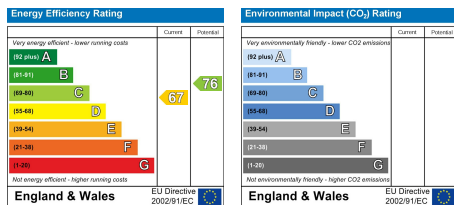
Externally, there is an easy to maintain courtyard garden to the rear which is accessible via double doors from the kitchen / diner. A timber storage shed is to remain. There are excellent parking options by way of your own driveway to the front of the property, which allows parking for two vehicles, plus there is a single garage en bloc, accessible from Harrow Drive.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:

Local Authority: Hornchurch
Council tax band: B
Post code: RM11 1DP

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

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



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

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