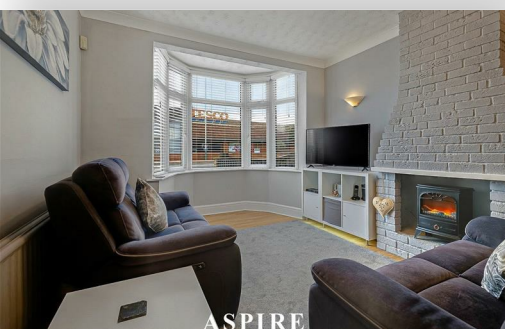


*To arrange a viewing contact us
today on 01268 777400*



Hornchurch Road, Hornchurch Guide price £525,000

GUIDE PRICE - £525,000 - £550,000

Aspire are pleased to present this spacious three-bedroom semi-detached home on Hornchurch Road, ideally located within walking distance of Romford Station, offering fast connections via the Elizabeth Line, as well as easy access to Elm Park Underground Station. The property features a modern open-plan lounge, kitchen with central island, and dining area with French doors, ideal for entertaining. Externally, there is an impressive approximately 100ft south-facing landscaped garden with a brick-built outbuilding offering versatile use. Positioned opposite Tesco and close to well-regarded schools, shops, and amenities, this home is perfectly suited to families and commuters alike.

GUIDE PRICE - £525,000 - £550,000 OPEN DAY 14th February

Harrow Lodge Park and Hornchurch Country Park, both ideal for walks, sports, and family activities.

Aspire are pleased to present this lovely three-bedroom semi-detached family home, ideally positioned on Hornchurch Road, Hornchurch, a location that remains highly popular with families and commuters alike.

A fantastic opportunity to acquire a well-located, spacious family home combining modern living, excellent transport links, and outstanding outdoor space. Early viewing is highly recommended.

The property offers spacious and modern living throughout. The ground floor is arranged around a superb open-plan lounge and kitchen, with the kitchen centred around a stylish island, creating an excellent social space. This flows seamlessly into the dining area, with French doors opening onto the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, the home provides three well-proportioned bedrooms, offering comfortable and flexible accommodation.

Externally, the property boasts an impressive approximately 100ft south-facing landscaped garden, enjoying excellent sunlight throughout the day. At the far end of the garden sits a brick-built outbuilding, offering versatile potential as a home office, gym, studio, or garden bar.

Location & Area

Hornchurch Road is a well-established and extremely convenient address, offering easy access to transport, schooling, and amenities. The property is within walking distance of Romford Station, which provides excellent connectivity via the Elizabeth Line, offering fast and direct links into Central London, Canary Wharf, and beyond. Elm Park Underground Station (District Line) is also within easy reach, giving further transport options.

Families are well served by a selection of highly regarded local schools, including Scotts Primary School, St Mary's Catholic Primary School, Abbs Cross Academy and Arts College, and Sacred Heart of Mary Girls' School, all of which are consistently popular with local buyers.

Everyday amenities are right on hand, with Tesco located just over the road, along with a variety of independent shops, cafés, and takeaways along Hornchurch Road. Romford town centre is also close by, offering a wide range of retail, leisure, and dining options.

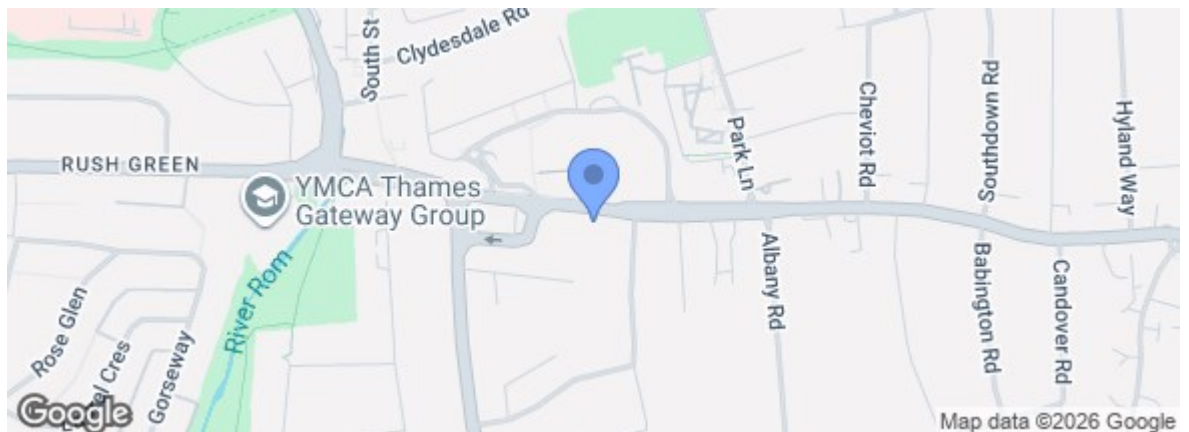
For outdoor recreation, residents can enjoy nearby



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.