



GUIDE PRICE £315,000 TO £330,000

Bear Estate Agents are delighted to bring to the market this well-presented two bedroom first floor flat, located in a popular and convenient development along Warwick Close in Hornchurch. Offering spacious accommodation throughout, this property benefits from an open plan living space, two bathrooms, communal parking, and well-maintained grounds — ideal for first-time buyers, commuters, or investors.

Warwick Close

Hornchurch

£315,000

Price Guide

- Spacious First Floor Flat
- Spacious Open Plan Kitchen/Living Room
- Second Double Bedroom
- Double Glazing and Electric Heating
- Residents' and Visitors' Parking
- Welcoming Entrance Hall with Storage
- Master Bedroom with an Ensuite Shower Room
- Good Sized Three Piece Bathroom
- Well-Maintained Communal Grounds
- Quiet Yet Convenient Location close to Amenities, Schools and Transport Links



2



2



1



Warwick Close



The property welcomes you with a bright entrance hall offering built-in storage, leading to an impressive open plan kitchen/living area designed for modern day living. The contemporary kitchen provides ample storage and workspace, while the lounge offers plenty of room for dining and relaxation. There is a generous master bedroom with a private ensuite shower room, a second double bedroom, and a three-piece family bathroom. The home further benefits from double glazing, electric heating, and access to communal grounds and parking for residents and visitors.

Perfectly positioned within Warwick Close, this apartment enjoys a quiet residential setting while remaining close to a wealth of local amenities. Hornchurch Town Centre is just a short drive away, offering a variety of shops, restaurants, and cafés. The property provides excellent transport connections, with easy access to the A127 and nearby Upminster Bridge and Hornchurch Train Stations, offering direct links into Central London via the District Line. Families will also appreciate the proximity to reputable schools including The Champion School and several local parks and green spaces for leisure and recreation.

Two Bedroom First Floor Flat

Entrance Hall

14'11 x 10'3

Kitchen/Living Room

24'4 x 11'7

Bedroom One

15'7 x 11'9

Ensuite

8'0 x 4'2

Bedroom Two

12'0 x 10'4

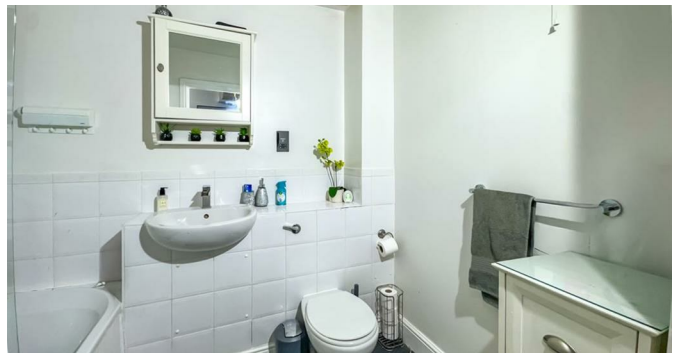
Bathroom

7'4 x 5'8

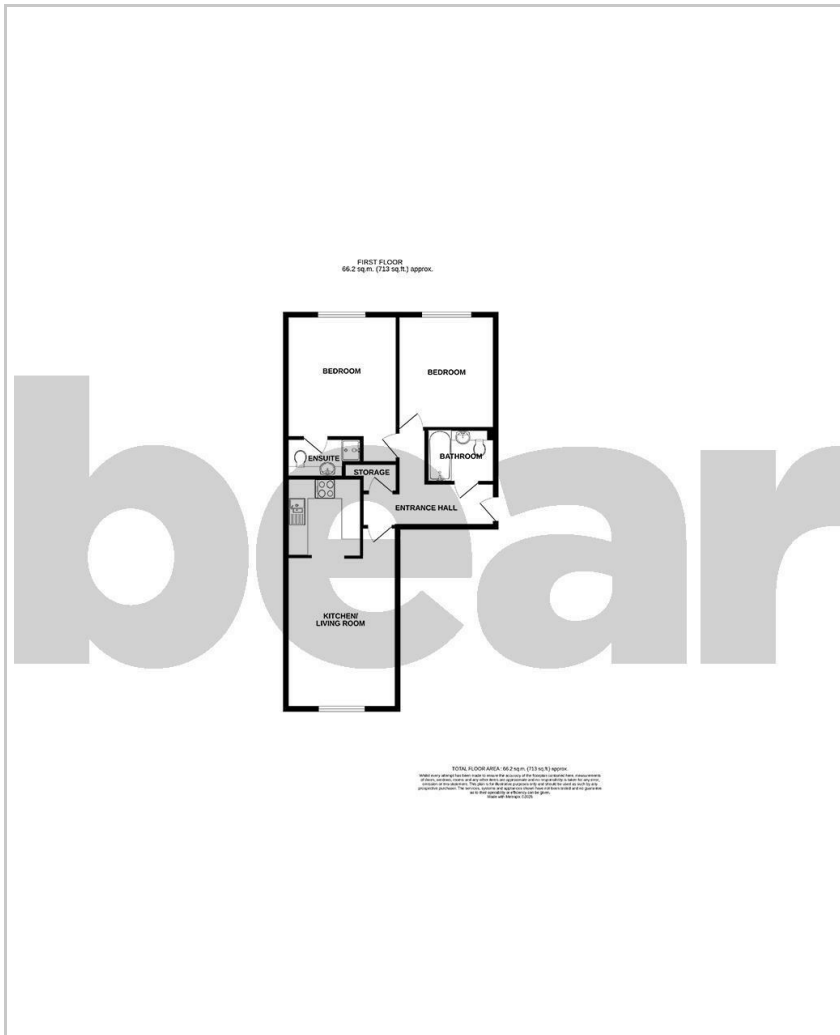
Storage

Residents Parking

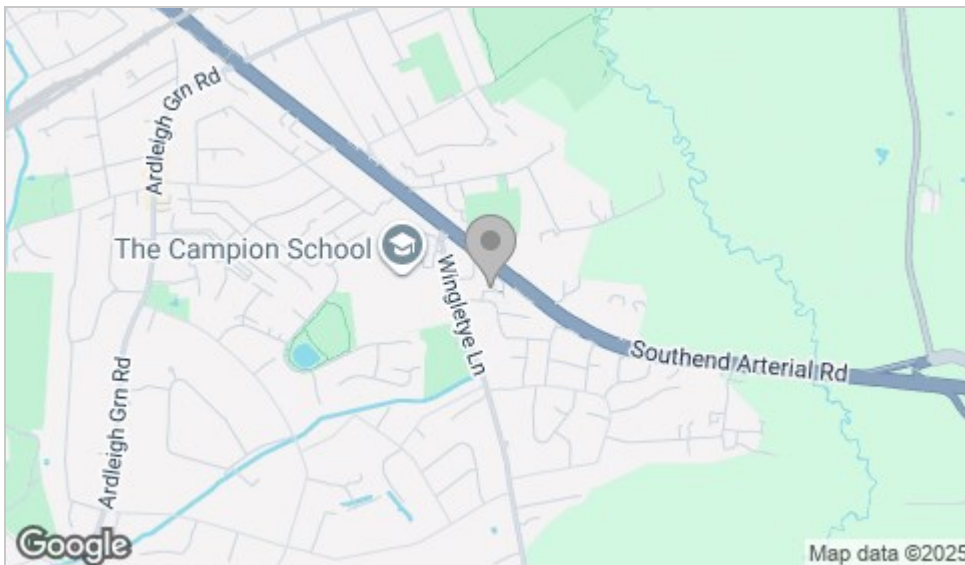
Communal Grounds



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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		