




150 Birch Crescent, Hornchurch, Greater London, RM11 2NG
Three Bedroom Semi-Detached House / Price: Offers over £585,000 / Tel: 01702 207720

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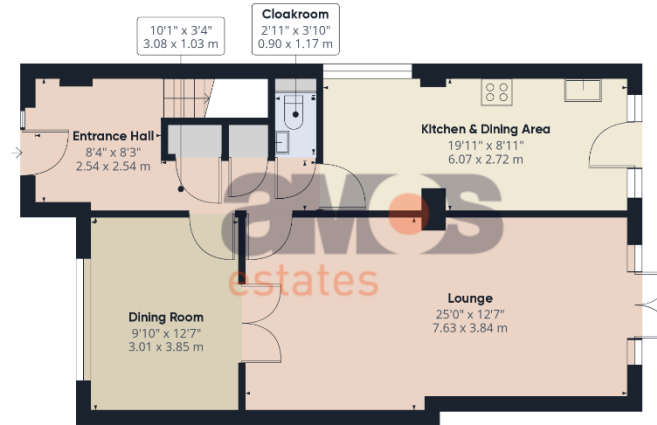
Step inside this attractive family house and be wowed by the stylish, bright living space on offer with some terrific features including a large welcoming entrance hall, fully fitted kitchen with space for a table in the dining area, a separate dining room, lounge with engineered oak floor, useful ground floor cloakroom and then **three bedrooms** and a bathroom upstairs. The rear garden is a good size with some colourful mature planting and access to a garage with additional work shop area. At the front you will find plenty of parking spaces.

Location wise, the shopping facilities at Ardleigh Green are a short walk away, the green open spaces and tranquil lake at Platford Green (**see photograph contained within the brochure**) are literally at the end of the turning, fast access to London via Gidea Park and Harold Wood train stations plus excellent educational facilities at Havering College, Redden Court School and Ardleigh Green Junior & Infant Schools are close-by. We anticipate significant interest in this property and would suggest an immediate **view of our 360' virtual tour** quickly followed by an appointment to view inside.

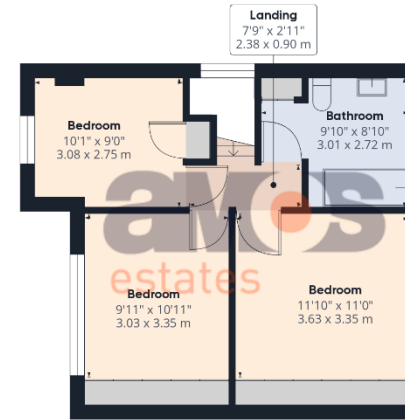
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**A space to
call home.**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Highlights

- / Large Three Bedroom Family Home
- / Spacious Lounge
- / Bright Kitchen with Dining Area
- / Separate Dining Room
- / Ground Floor Cloakroom
- / Family Bathroom
- / Long Rear Garden with Workshop
- / Plenty of Parking & Garage
- / EPC Rating:



Double glazed entrance door with adjacent stained glass effect panel, leading to:

Entrance Hall /

8'4 x 8'3 + 10'1 x 3'4

Coved and plastered ceiling, staircase to first floor living space, radiator, engineered oak wood floor, two storage cupboards, white wood doors leading off:

Ground Floor Cloakroom /

3'10 x 2'11

White suite comprising of toilet and wall mounted wash hand basin, tiled floor, radiator, plastered ceiling.

Dining Room /

12'7 x 9'10

Double glazed window to front aspect, engineered oak wood floor, radiator, coved and plastered ceiling, power points, double opening doors providing access to lounge.

Lounge /

25'0 x 12'7

Double glazed double opening doors leading onto and overlooking the rear garden, coved and smooth plaster ceiling, power points, engineered oak wood floor, three radiators.





Kitchen & Dining Room /

19'11 x 8'11

Stylishly fitted at both eye and base level in modern wood units with high gloss work surfaces oven, electric hob, wall mounted extractor fan, inset sink unit with mixer tap, appliance space with plumbing for washing machine, integrated oven and grill, space for freestanding fridge/freezer, integrated dishwasher, gloss tiled floor, plastered ceiling, space for dining table, radiator, double glazed window to side aspect, door to garden with adjacent double glazed windows, power points.

Landing /

7'9 x 2'11

Fitted carpet, wall mounted handrail, double glazed window to side aspect, power point, loft access, white wood doors leading off:

Family Bathroom /

9'10 x 8'10

White suite comprising of integrated toilet and vanity unit with sink top and mixer tap, bath with mixer tap and hand held shower attachment, fitted storage cupboard, tiled floor, extractor fan, airing cupboard, tiled wall areas, floor covering, radiator, double glazed window.

Bedroom One /

11'10 x 11'0

Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe units, plastered ceiling, power points.





Bedroom Two /

10'11 x 9'11

Double glazed window to front aspect, radiator, fitted carpet, power points, plastered ceiling, fitted wardrobe unit.

Bedroom Three /

10'1 x 9'0

Double glazed window to front aspect, fitted carpet, two radiators, fitted wardrobe unit, power points, plastered ceiling.

Rear Garden /

Patio area to the immediate rear of the property, secure fenced boundaries, outside lighting, outside power point, lawn area, mature planting, wooden gate to side, access to:

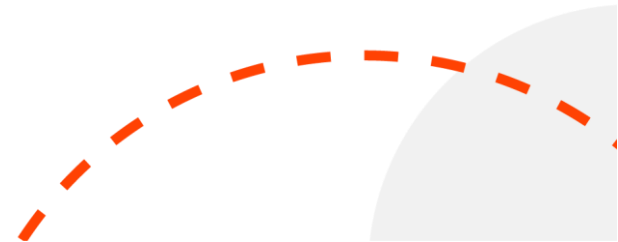
L-Shaped Work Shop & Garage /

17'9 X 9'0 + 12'2 X 5'6 + 13'10 X 7'8

Power and light fitted, windows overlooking the rear garden.

Front Garden /

Plenty of parking spaces, shrub and flower borders, canopied porch cover, outside light.









We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.