



GRIFFIN

THE PROPERTY PEOPLE



Laburnum Walk , Hornchurch, RM12 5RJ

Offers in excess of £550,000

*** STUNNING FAMILY HOME *** LOCATED 0.3 MILES FROM SCOTTS PRIMARY SCHOOL

We are pleased to bring to the market this 3 bedroom semi-detached house on Laburnum Walk, Hornchurch. This warm and welcoming home boasts a ground floor extension completed in May 2023 to the front and there is also a rear extension across the back. The property is 0.3 miles from Scotts Primary School and 0.4 mile from Elm Park Tube Station on the District Line and local shops. You have side access to the detached garage/workshop and off street parking for 2 cars. The garden is low maintenance with a large patio leading to the summer house at the bottom of the garden, with electric points great for entertaining. Next to the summer house you have a seating area that is the perfect sun trap. The ground floor offers a warm and welcoming hallway with flooring no older than 6 months leading to the shower room, cosy lounge, dining room and a spacious fully fitted kitchen with new flooring within the last 6 months. The stair well has carpets, no older than 6 months that leads onto the family bathroom, two double bedrooms and one single. The fuse board was fitted 6 months ago and the boiler and immersion tank is 3 years old. The property offers potential for more extension SSTP. Call to book your viewing.

- ARCADIA STYLE PROPERTY
- SEMI DETACHED
- DETACHED GARAGE
- OFF STREET PARKING
- 0.3 MILES FROM SCOTTS PRIMARY SCHOOL
- 0.5 MILES TO ELM PARK DISTRICT LINE STATION
- EXTENDED TO THE FRONT AND REAR
- TWO BATHROOMS

Viewing

Please contact our Griffin Residential Elm Park Office on 01708 320600 if you wish to arrange a viewing appointment for this property or require further information.



3



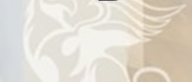
2



2



D



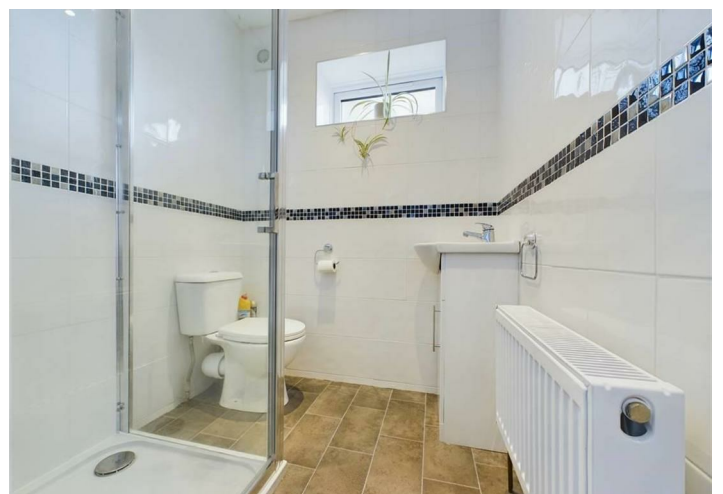
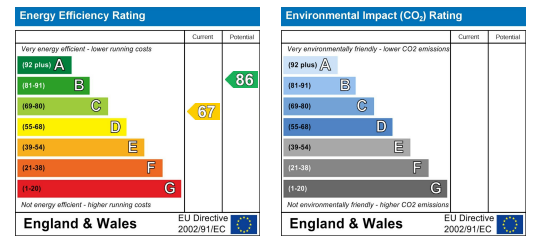
Floor Plan



Area Map



Energy Efficiency Graph



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.