



# GRIFFIN

THE PROPERTY PEOPLE



## Calbourne Avenue , Hornchurch, RM12 5BH

### Offers in excess of £550,000

Welcome to this charming three bedroom semi detached house located on the sought after Calbourne Avenue, Hornchurch. This well-maintained family home offers a perfect balance of modern living and outdoor tranquillity, making it a must-see for prospective buyers.

The property boasts three spacious bedrooms, with the added benefit of a loft room that provides additional living space or storage. The house features two reception rooms, offering versatile spaces for both entertaining and relaxing, ideal for family gatherings. A stylish and functional modern kitchen is designed to meet all your culinary needs, while the two bathrooms provide added convenience for family life.

In addition, the property includes a utility room, a practical space for laundry and extra storage, ensuring your home stays organized. Side access to the garage and rear garden adds practicality, while the driveway provides off-street parking. The extra-large garage offers ample room for storage or the potential to convert into further living space, subject to planning permission.

One of the standout features of this home is the beautiful, mature garden, offering a peaceful outdoor retreat with plenty of room to enjoy. This property is an ideal family home, combining indoor comfort with outdoor space, all in an excellent location.

With so much to offer, this house won't stay on the market for long. Viewings are a must, so contact us today to arrange your viewing!

### 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.

- VIEWING IS A MUST
- THREE BEDROOMS
- TWO RECEPTIONS
- TWO BATHROOMS
- UTILITY ROOM
- OFF STREET PARKING
- SHARED SIDE ACCESS
- FINISHED TO A HIGH STANDARD THROUGH-OUT



3



2



2





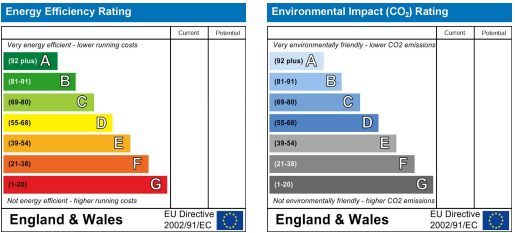
Floor Plan



Area Map



Energy Efficiency Graph



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