



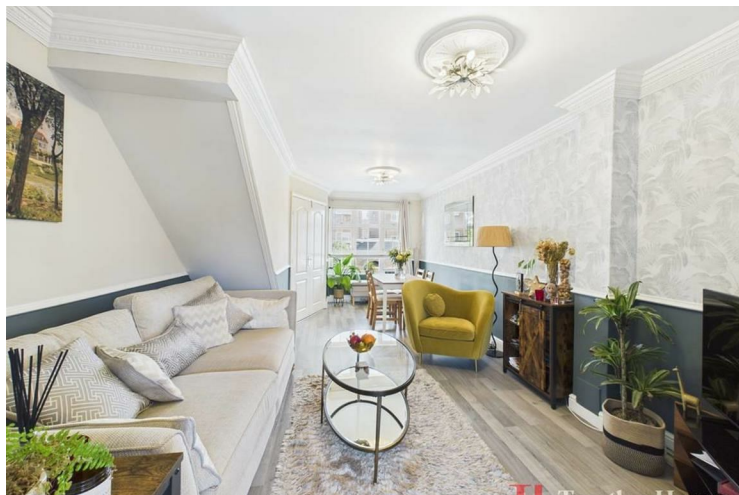
CARBURY CLOSE HORNCHURCH

£425,000
Guide price

GUIDE PRICE OF £425,000-£450,000

Carbury Close, Hornchurch is a delightful two-bedroom semi-detached house, offering a blend of comfortable living and excellent potential for expansion. Perfectly positioned in a peaceful, sought-after location, this property is ideal for those looking for a cosy home with plenty of opportunities to personalise.

The ground floor features a spacious open-plan lounge and dining area, creating a light-filled, welcoming atmosphere that's perfect for both everyday living and entertaining. The kitchen is well-equipped, with plenty of storage and counter space, making it easy to prepare meals. A separate utility shed at the rear of the property adds valuable storage space, offering additional room for laundry or general storage needs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	85
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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