

# **H** Together Homes



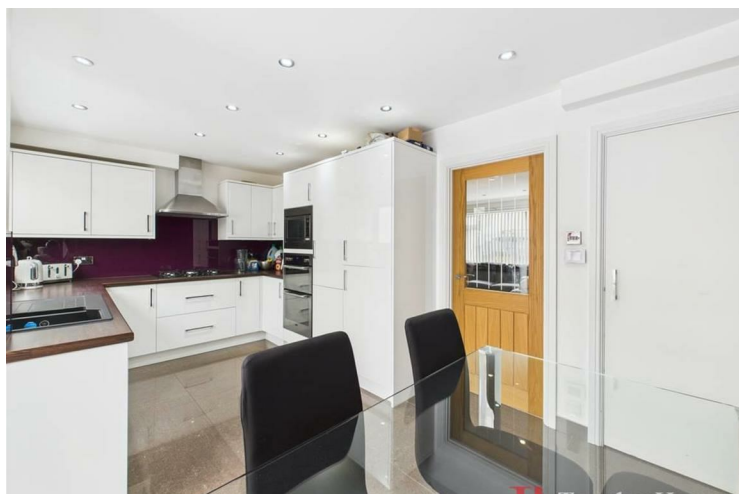
## **YALE WAY HORNCHURCH**

**£400,000**  
Guide price

\*\*\*GUIDE PRICE OF £400,000-£425,000\*\*\*

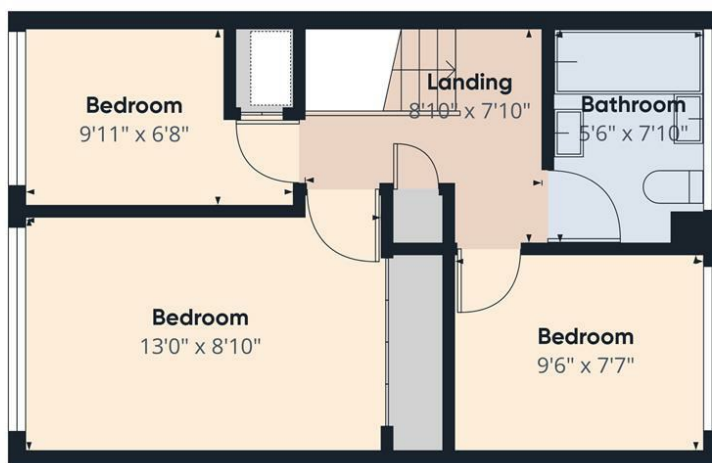
Welcome to Yale Way, a beautifully presented three-bedroom family home nestled in a quiet and popular part of Hornchurch. From the moment you step inside, you're met with a warm and inviting hallway that leads through to a spacious and light filled lounge, ideal for relaxing evenings or entertaining guests.

At the heart of the home is a stunning, newly fitted kitchen finished to a high standard and equipped with underfloor heating, offering both style and practicality. The kitchen flows seamlessly into a bright conservatory, creating a wonderful open-plan space that overlooks the rear garden. This outdoor space is low maintenance, completely overlooked, and perfect for enjoying sunny days in peace and privacy.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
862.84 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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

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

**Together Homes**  
21 Station Parade  
Hornchurch  
RM12 5AB

01708 320 600  
sales@togetherhomes.co.uk  
togetherhomes.co.uk

**Together Homes**