



Chestnut Avenue, Hornchurch, RM12 4HJ  
Offers in excess of £430,000 Freehold

Offered to the market CHAIN FREE is this extended three-bedroom end of terrace house. Ideally located for Harrow Lodge Primary School, Hornchurch High Secondary School and local amenities.

The property is probate and requires full modernisation and has the potential to make a wonderful family home for someone, as it once was for our sellers.

The property's current layout has two reception rooms, a large storage room and kitchen on the ground floor. To the first floor are three double bedrooms and family bathroom.

Outside is a well-established 90ft (approx) rear garden with wooden shed, outside WC, access to the garage and a side access gate. To the front is a paved drive with parking for up to three cars and access to the garage.

If you are looking to take on a project and create your perfect home then this is certainly one to view.

Other benefits are double glazing, gas central heating, conveniently located for Elm Park, Hornchurch and Romford (access to the Elizabeth Line) train stations.

**Entrance Porch**

5'6 x 1'6 (1.68m x 0.46m)

**Hallway**

4'4 x 3'8 (1.32m x 1.12m)

**Living Room**

14'4 x 12' (4.37m x 3.66m)

**Dining Room**

10'7 x 8'6 (3.23m x 2.59m)

**Storage room**

8'5 x 4'3 (2.57m x 1.30m)

**Kitchen**

12'7 x 8'10 (3.84m x 2.69m)

**Landing**

11'6 x 3'3 x 7'3 (3.51m x 0.99m x 2.21m)

**Master Bedroom**

14'7 x 7'10 (4.45m x 2.39m)

**Bedroom Two**

15'2 to the widest point x 13'7 to the widest point (4.62m to the widest point x 4.14m to the widest point)

**Bedroom Three**

9' x 8'5 (2.74m x 2.57m)

**Bathroom**

6'3 x 6' (1.91m x 1.83m)

**Garage**

17'5 x 7'11 (5.31m x 2.41m)

**Rear Garden**

90' approx (27.43m approx)

**Front Garden**

**Tenure - Freehold**

**Council Tax - Band D**





### Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)

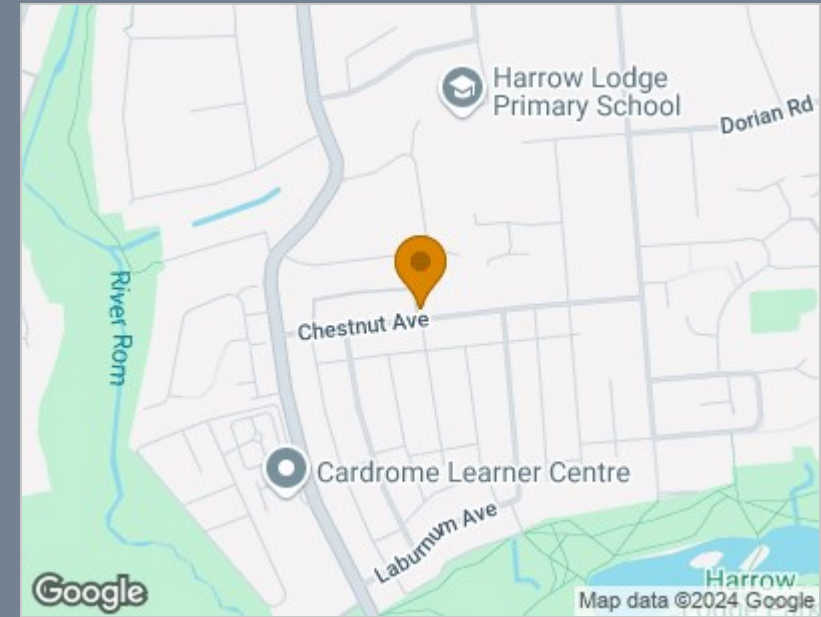


### First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		63	
(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	

## Viewing

Please contact The Homes Group Office on 0208 092 0555 if you wish to arrange a viewing appointment for this property or require further information.

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