



## Northumberland Avenue, Hornchurch, RM11 2HN

£1,800 Per Calendar Month



**\*\*SEMI-DETACHED BUNGALOW LOCATED WITHIN WALKING DISTANCE TO GIDEA PARK RAIL STATION (ELIZABETH LINE), WITH A CONSERVATORY, OFF-STREET PARKING AND LARGE GARDEN\*\***

OC Homes would like to offer this well-presented two-bedroom bungalow in a highly desirable location. The property offers an open-plan lounge and fitted kitchen, leading onto a conservatory that overlooks a large garden, which can also be accessed via a side entrance. Additionally, there are two bedrooms and a three-piece shower room.

Further benefits include a driveway that will accommodate two vehicles, double-glazing and is ideally situated in a prime location, offering access to an array of shops, bars and restaurants. Gidea Park Rail Station and other transport links are also a short walk from the property.

AVAILABLE 21/10/2024

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

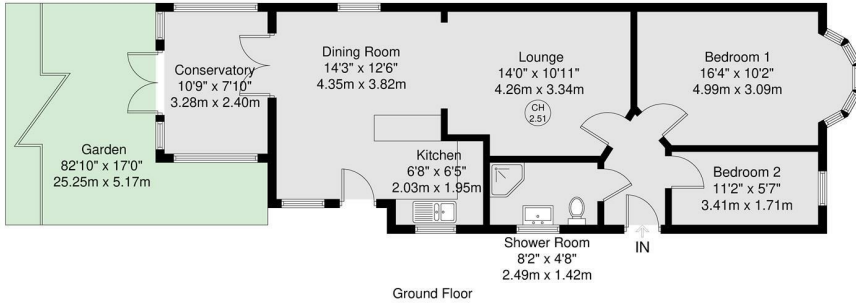
- A SHORT WALK TO GIDEA PARK RAIL STATION (ELIZABETH LINE)
- DRIVEWAY FOR TWO VEHICLES
- LARGE GARDEN
- SEMI-DETACHED BUNGALOW
- OPEN PLAN LOUNGE/KITCHEN
- AVAILABLE 21/10/2024





Northumberland Avenue Hornchurch, Essex, RM11

GROSS INTERNAL AREA  
70.3 sq m / 756 sq ft



GROSS INTERNAL AREA (GIA)  
70.3 sq m / 756 sq ft

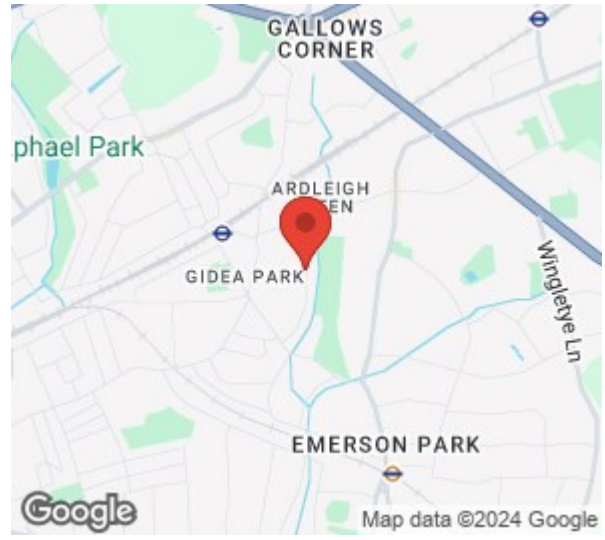
TOTAL STORAGE SPACE  
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES  
120.4 sq m / 1295 sq ft

RESTRICTED HEAD HEIGHT  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	54	
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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.



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