



**Price**  
**£650,000**

**Freehold**

5x  1x  2x 

**Vicarage Road,  
Hornchurch, Essex,  
RM12**

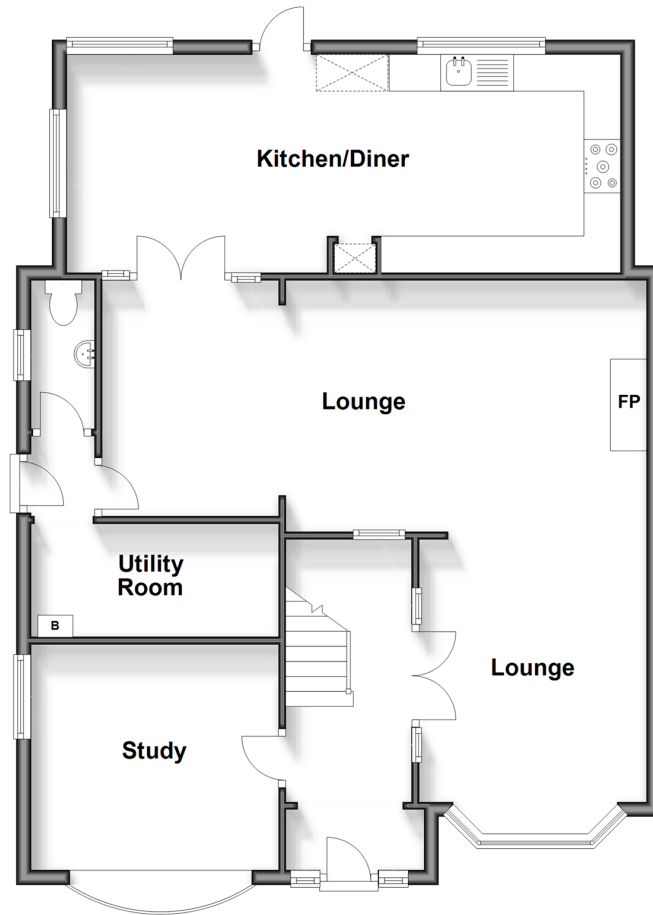
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

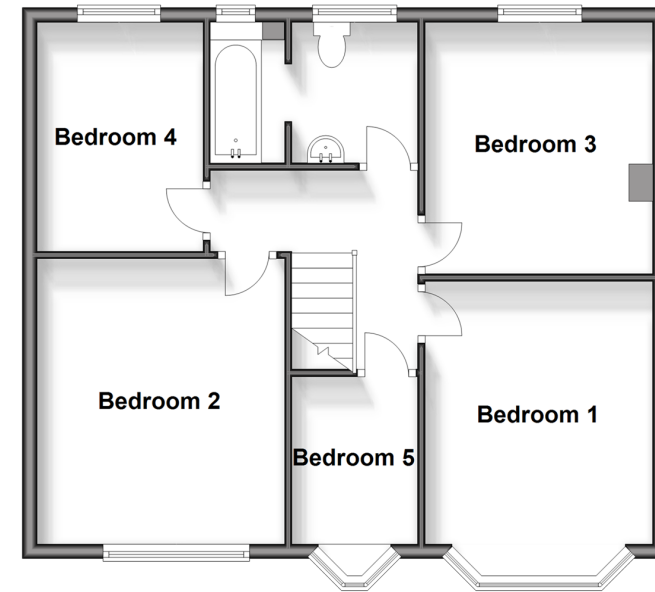
## Ground Floor

Approx. 88.9 sq. metres (957.2 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'6 x 13'6 (5.03m x 4.12m)

Lounge area: 25'2 x 11'2 (7.68m x 3.41m)

Kitchen/Diner: 24'9 x 9'8 (7.55m x 2.95m)

Utility Area: 11'2 x 4'10 (3.41m x 1.47m)

Cloakroom

Study: 11'9 x 11'0 (3.58m x 3.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 10'2 (4.19m x 3.10m)

Bedroom 2: 13'0 x 11'1 (3.97m x 3.38m)

Bedroom 3: 11'9 x 11'2 (3.58m x 3.41m)

Bedroom 4: 10'5 x 7'4 (3.18m x 2.24m)

Bedroom 5: 7'6 x 5'9 (2.29m x 1.75m)

Family Bathroom

### OUTSIDE

Rear Garden

Summer House

Off Road Parking





## Main features

- Extended and spacious semi detached family home a large L-shape lounge and kitchen/diner
- Cloakroom and utility room
- Large rear garden with summer house
- Situated close to the sought after St Mary's School
- Positioned in a good location for Hornchurch & Romford Town & Train Stations



### Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.1 miles, Wykeham Primary 0.2 miles, Edwin Lambert 0.5 miles.  
Secondary Schools: Hornchurch High School 0.3 miles, Raphael Independent School 0.5 miles, Frances Bardsley School for Girls 0.6 miles



### Transport Information

Train Stations: Elm Park 0.9 miles, Hornchurch 1.0 miles, Romford 1.0 miles, Emerson Park 1.0 miles, Gidea Park 1.3 miles.



### Address

Vicarage Road, Hornchurch, Essex, RM12



### Directions

For directions to this property please contact us.





Call Hornchurch Branch 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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