



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Tangmere Crescent,  
Hornchurch, Essex,  
RM12**

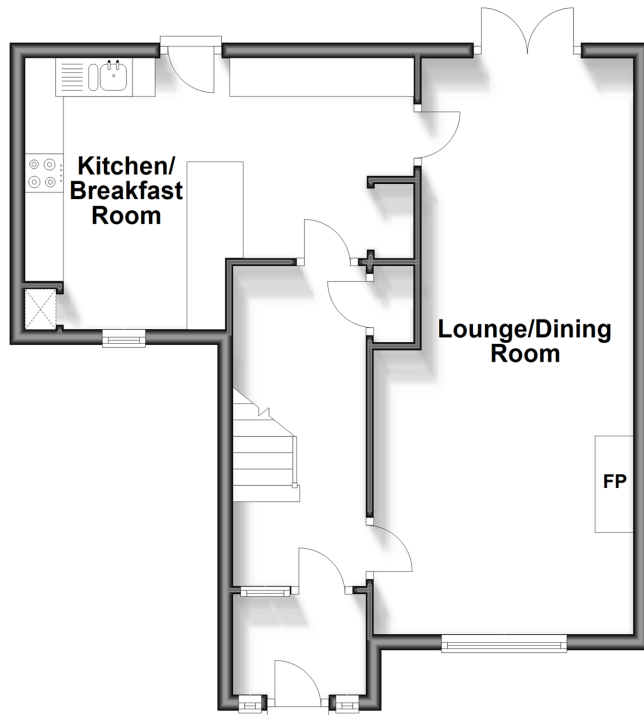
**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

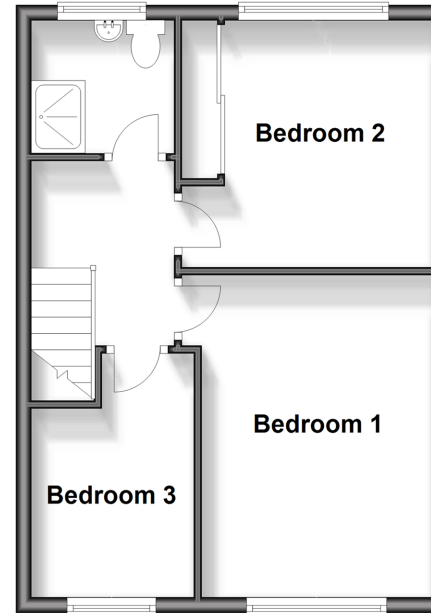
## Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



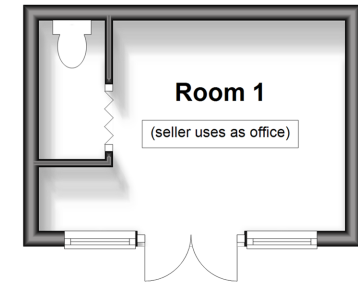
## First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



## Outbuilding

Approx. 10.9 sq. metres (117.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Room: 25'0 x 11'2 (7.63m x 3.41m)

Kitchen/Breakfast Room: 16'9 x 12'6 (5.11m x 3.81m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 9'8 (4.22m x 2.95m)

Bedroom 2: 10'7 x 10'6 (3.23m x 3.20m)

Bedroom 3: 10'7 x 7'0 (3.23m x 2.14m)

Shower Room

### OUTSIDE

Office/Workshop: 10'8 x 8'8 (3.25m x 2.64m)

Rear Garden

Off road parking

Double length garage



## Main features

- A Modernised and extended family home on a corner plot position
- Modern Kitchen with Skylight
- Landscaped & low maintenance rear garden
- Ample off road parking
- Workshop/Office & double length garage
- Recently fitted windows, doors and a corner plot driveway

### Nearest Schools

Primary Schools: R J Mitchell Primary 0.0 miles, St Alban's Catholic Primary 0.3 miles, Scotts Primary 0.4 miles  
Secondary Schools: Brittons Academy 0.7 miles, Sanders Draper and 0.7 miles, Abbs Cross Academy 0.8 miles

### Transport Information

Train Stations: Elm Park 0.6 miles, Hornchurch 1.1 miles, Rainham 1.7 miles, Emerson Park 2.1 miles, Upminster 2.3 miles

### Address

Tangmere Crescent, Hornchurch, Essex, RM12

### Directions

For directions to this property please contact us.



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