



**Price**  
**£395,000**

**Freehold**

3x  1x  1x 

**Urban Avenue,  
Hornchurch, Essex,  
RM12**





## Main features

- Mid terraced home offered with no onward chain
- Ground floor shower room
- Less than a mile to Train Station
- Close to Harrow Lodge Park
- Convenient for local schools, shops & amenities

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge: 15'4 x 12'4 (4.68m x 3.76m)  
Kitchen: 10'1 x 8'11 (3.08m x 2.72m)  
Wet Room: 8'3 x 4'9 (2.52m x 1.45m)  
Cloakroom

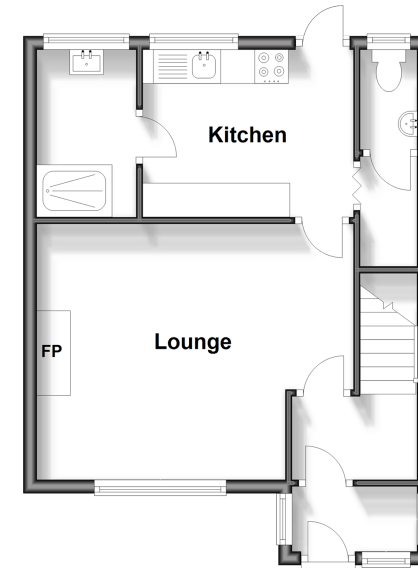
### FIRST FLOOR

Landing  
Bedroom 1: 16'9 (5.11m) x 14'3 (4.35m) narrowing to 9'2 (2.80m)  
Bedroom 2: 11'5 x 9'6 (3.48m x 2.90m)  
Bedroom 3: 8'9 x 8'3 (2.67m x 2.52m)

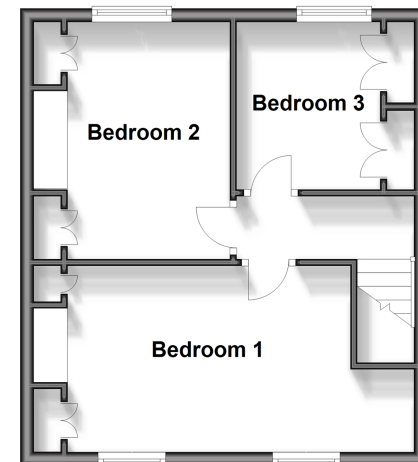
### OUTSIDE

Rear Garden  
Front Garden

**Ground Floor**  
Approx. 37.8 sq. metres (406.7 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.6 sq. feet)



**Call Hornchurch - 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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