



**Guide Price**

**£625,000**

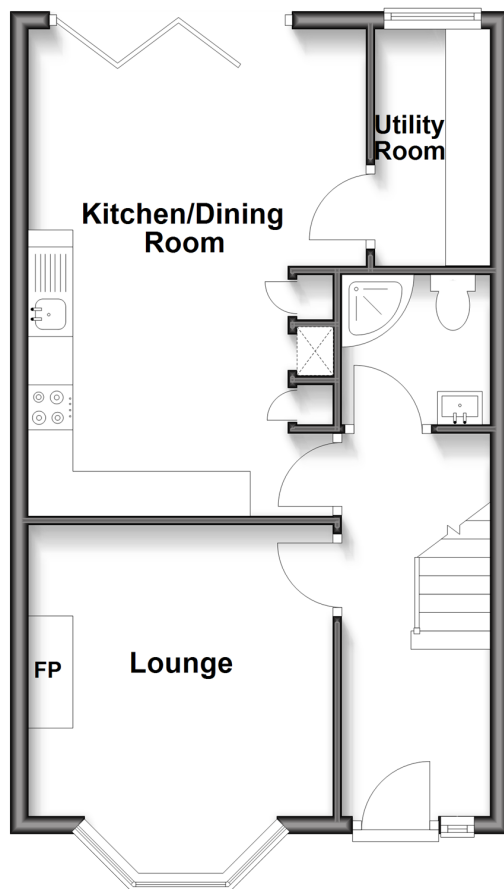
**Freehold**

3x  3x  2x 

**Link Way, Hornchurch,  
Essex, RM11**

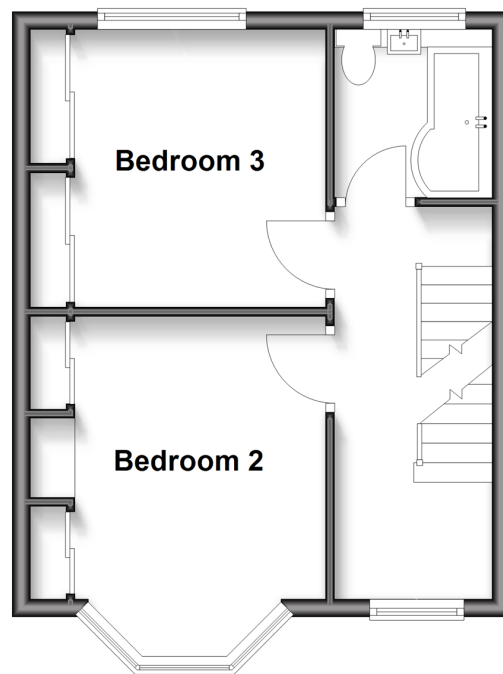
## Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



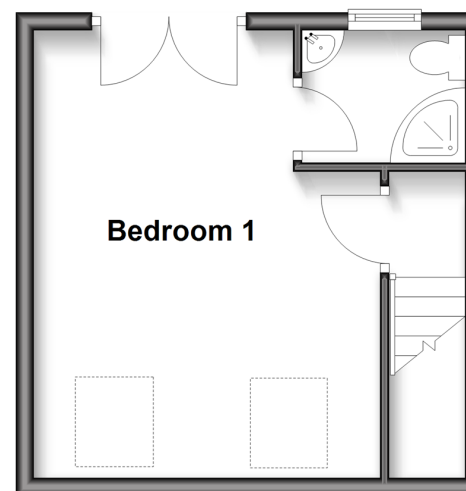
## First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



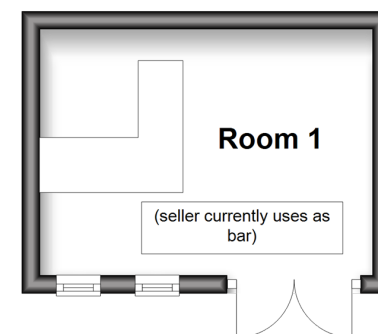
## Second Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



## Outbuilding

Approx. 10.2 sq. metres (109.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'7 x 11'3 (3.84m x 3.43m)

Shower Room: 10'8 x 9'8 (3.25m x 2.95m)

Kitchen/Diner: 11'7 x 8'3 (3.53m x 2.52m)

Utility Room: 6'2 x 4'3 (1.88m x 1.30m)

### FIRST FLOOR

Landing

Bedroom 2: 12'4 x 9'6 (3.76m x 2.90m)

Bedroom 3: 10'9 x 10'9 into fitted wardrobes (3.28m x 3.28m)

Bathroom

### SECOND FLOOR

Bedroom 1: 16'8 x 11'9 (5.08m x 3.58m)

En-Suite

### OUTSIDE

Rear Garden

Off road parking

### OUTBUILDING

Room 1





## Main features

- Well presented end of terraced house with loft conversion incorporating bedroom 1 & en-suite
- Utility Room
- Out building currently used as a bar
- Situated less than half a mile to Emerson Park Train Station
- Convenient location for Hornchurch & Upminster Town Centres



### Nearest Schools

Primary Schools: Langtons Junior School 0.0 miles, Towers Junior School 0.6 miles, Hacton Primary 0.7 miles  
Secondary Schools: Emerson Park School 0.9 miles, Sacred Heart of Mary Girls' School 1.0 miles, Abbs Cross Academy 1.0 miles



### Transport Information

Train Stations: Emerson Park 0.4 miles, Upminster Bridge 0.6 miles, Hornchurch 0.7 miles, Upminster 1.2 miles, Gidea Park 1.3 miles



### Address

Link Way, Hornchurch, Essex, RM11



### 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



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