



Price
£750,000

Freehold

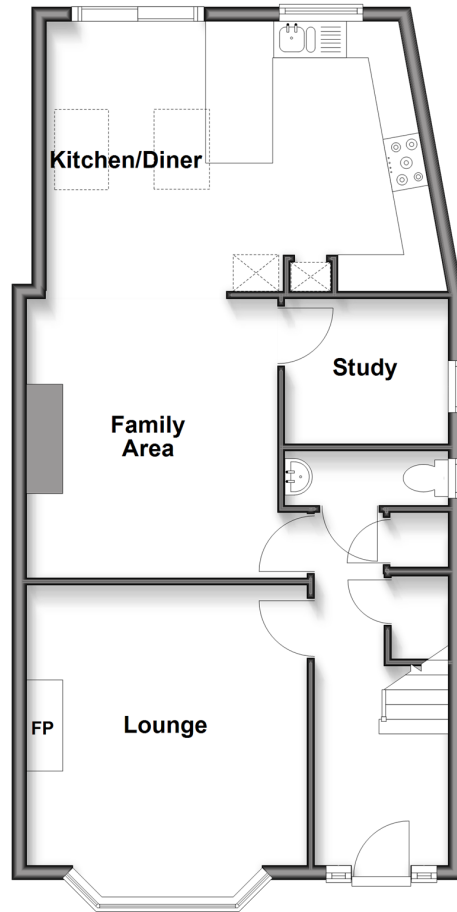
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**Cromer Road,
Hornchurch, Essex,
RM11**

 **DOUGLAS
ALLEN**
Helping you move forwards

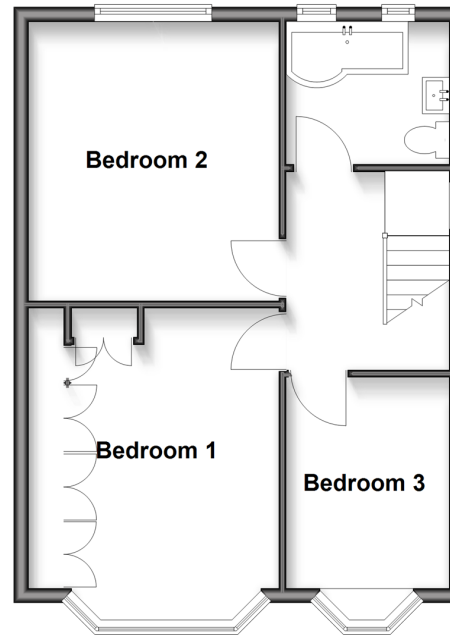
Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



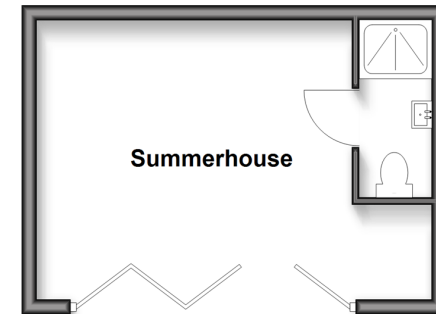
First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



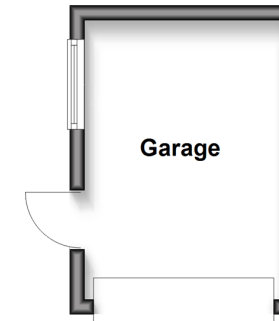
Outbuilding

Approx. 20.9 sq. metres (225.1 sq. feet)



Outbuilding 2

Approx. 10.5 sq. metres (112.7 sq. feet)



Accommodation

GROUND FLOOR

Hallway: 16'4 x 6'0 (4.98m x 1.83m)
 Cloakroom
 Lounge: 15'5 x 13'11 (4.70m x 4.24m)
 Family Area: 13'11 x 11'9 (4.24m x 3.58m)
 Study: 8'5 x 6'3 (2.57m x 1.91m)
 Kitchen/Diner: 17'2 x 12'8 (5.24m x 3.86m)

FIRST FLOOR

Landing
 Bedroom 1: 16'0 x 10'6 (4.88m x 3.20m)
 Bedroom 2: 12'8 x 11'6 (3.86m x 3.51m)
 Bedroom 3: 11'10 x 8'0 (3.61m x 2.44m)
 Bathroom

OUTBUILDING

Summer House: 17'10 x 13'5 (5.44m x 4.09m)

OUTBUILDING 2

Garage: 17'8 x 8'9 (5.39m x 2.67m)

OUTSIDE

Rear Garden
 Off road parking



Main features

- Extended family home in a prime location of Hornchurch
- South facing garden with scenic views over Langtons Park & cricket field
- Versatile outbuilding with shower room
- Spacious ground floor accommodation with study, cloakroom & kitchen/diner
- Off road parking and detached garage



Nearest Schools

Primary Schools: Towers Infant & Junior School 0.5 miles, Langtons Infant & Junior School 0.7 miles, Hylands Primary 0.9 miles
Secondary Schools: The Frances Bardsley School for Girls 1.0 miles, Abbs Cross Academy 1.3 miles, Emerson Park



Transport Information

Train Stations: Emerson Park 0.4 miles, Hornchurch 1.2 miles, Gidea Park 1.5 miles



Address

Cromer Road, Hornchurch, Essex, RM11



Directions

For directions to this property please contact us.



Call Hornchurch Branch 01708 437777 ■ 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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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