

# ParaBar Estates



## Woodhall Crescent, Hornchurch

Asking Price £850,000

- DETACHED BUNGALOW
- DETACHED GARDEN ROOM 450 SQ FT
- GARAGE WITH OFF STREET PARKING
- ENSUITE & DRESSING AREA
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH WEST FACING
- MODERN KITCHEN DINER
- 80FT SECLUDED REAR GARDEN
- SHORT WALK TO HORNCHURCH HIGH STREET

106 High Street, Billericay, Essex, CM12 9BY  
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# Woodhall Crescent, Hornchurch

\* DETACHED BUNGALOW \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* SOUTH FACING GARDEN \* DETACHED GAMES ROOM 450 SQ FT \* ENSUITE DRESSING AREA & AIR CON TO MASTER BEDROOM \* GARAGE WITH PARKING \* Situated on the borders of Hornchurch and Emerson Park within easy reach of Upminster Bridge Station is this Stunning detached bungalow with three bedrooms, two reception rooms and a detached garden room. The south facing rear garden is secluded and has two large patio areas leading to the detached garden room which has been divided into three sections and offers great entertainment space. This lovely bungalow has been kept in immaculate condition by the current owners and offers good size versatile accommodation.



Council Tax Band:



**PORCH**

**ENTRANCE HALL**

17 x10

**LIVING ROOM**

16'6 x 11'5

**FAMILY ROOM**

17'4 x 13'1

**DOWNSTAIRS SHOWER ROOM**

8'6 x 5'8

**KITCHEN BREAKFAST ROOM**

25'10 x 12'2

**UTILITY AREA**

8 x 4

**BEDROOM TWO**

14'1 x 13'3

**BEDROOM THREE**

10'1 x 9'2

**FIRST FLOOR**

**BEDROOM ONE**

14'10 x 13'5

**ENSUITE BATHROOM**

11'8 x 6

**DRESSING AREA**

15'2 x 8

**GARDEN ROOM**

**GARAGE**

17 x 10

**EXTERIOR**





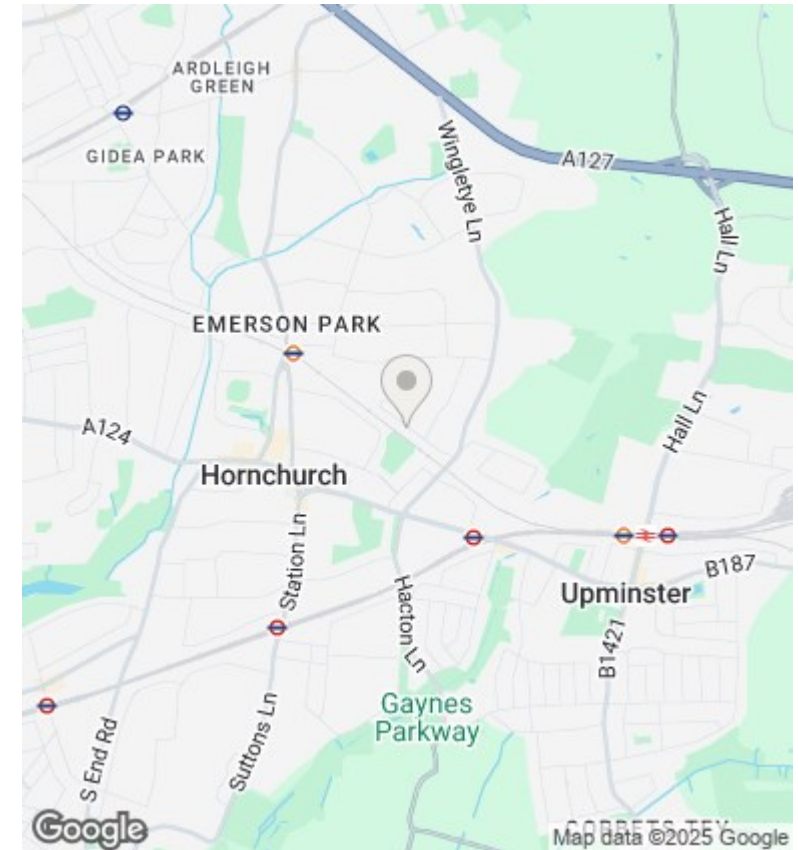


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Total Area: 241.3 m<sup>2</sup> ... 2598 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and so only be used as such.



## Directions

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 79                      |
| (69-80) <b>C</b>                            | 63      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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