



**Primrose Glen, Hornchurch, RM11 2NP**  
**Guide price £600,000**

**Jenkins**  
Property

Beautifully presented four bedroom extended semi detached house offering a welcoming family home. Located in a desirable residential area. Gidea Park station with links to London (Elizabeth line) is within easy reach, benefiting from highly favoured schools, local shops and pleasant walk with open space nearby.\*Guide price £600.000 - £625.000.\*

- Semi Detached
- Potential Ground Floor Bedroom Five
- Ground Floor WC
- Off Street Parking
- Four Bedrooms
- Two Shower Rooms
- Orangerary

#### Ground Floor

Porch 2'10" x 6'7" (0.87m x 2.03m)

Hallway 13'5" x 5'8" (4.09m x 1.74m)

WC 4'5" x 6'4" (1.36m x 1.95m)

Kitchen / Dining Room 24'2" x 16'5" (7.37m x 5.02m)

Sunroom 8'10" x 16'3" (2.71m x 4.97m)

Living Room 12'2" x 10'11" (3.72m x 3.34m)

#### Floor 1

Landing 7'9" x 4'0" (2.37m x 1.22m)

Bathroom 5'6" x 6'3" (1.70m x 1.92m)

Bedroom 10'5" x 8'4" (3.20m x 2.56m)

Bedroom 7'2" x 6'3" (2.19m x 1.93m)

Bedroom 12'2" x 10'5" (3.72m x 3.20m)

#### Floor 2

#### Landing

Bedroom 14'10" x 9'1" (4.54m x 2.78m)

Bathroom 3'8" x 5'6" (1.12m x 1.68m)

#### Exterior

Workshop, side access.

#### Parking

Off street parking to front.

#### EPC D





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 1195.15 ft<sup>2</sup>  
 111.03 m<sup>2</sup>

Reduced headroom  
 33.39 ft<sup>2</sup>  
 3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Band A	Band A	Band A	Band A
Band B	Band C	Band B	Band C
Band C	Band D	Band C	Band D
Band D	Band E	Band D	Band E
Band E	Band F	Band E	Band F
Band F	Band G	Band F	Band G
Band G	Band G	Band G	Band G

Energy Efficiency Rating: Current 78, Target 55

Environmental Impact (CO<sub>2</sub>) Rating: Current Band C, Target Band D

EU Directive 2002/91/EC

