



Calbourne Avenue, Hornchurch, RM12 5BJ
Price guide £400,000

Jenkins
Property

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*GUIDE PRICE £400,000 TO £425,000 *Nestled in the popular road of Calbourne Avenue Elm Park this well presented semi-detached house presents an excellent opportunity to purchase. This two bedroom property provides ample room for relaxation and rest and favours a convenient ground floor WC, this home is designed for modern living.

The heart of the home is undoubtedly the open plan kitchen diner, which features a lantern roof that floods the space with natural light creates a warm and inviting atmosphere perfect for entertaining family and friends.

For those with vehicles, the property offers parking for two cars, ensuring convenience for residents and visitors.

Additionally, the location is particularly advantageous, with a favourable school nearby, making it an ideal choice for families. The proximity to Elm Park Station and the town centre further enhances the appeal, providing easy access to local amenities and transport links.

In summary, this semi-detached house is a wonderful blend of comfort, style, and practicality, making it a perfect place to call home.

- Close To Station and Town Centre
- Ground Floor WC
- Two Bedrooms
- Summer House
- Close to Elm Park Primary School
- Off Street Parking
- First Floor Bathroom
- Good Size Rear Garden
- Semi Detached

Entrance Hall

Living Room 10'3" x 12'1"
(3.12m" x 3.68m")

Open Plan Kitchen/Diner 13'1" x 16'5"
(3.99m" x 5.00m")

Landing

Bedroom One 10'8" x 9'7"
(3.25m" x 2.92m")

Bedroom Two 7'10" x 10'3"
(2.39m" x 3.12m")

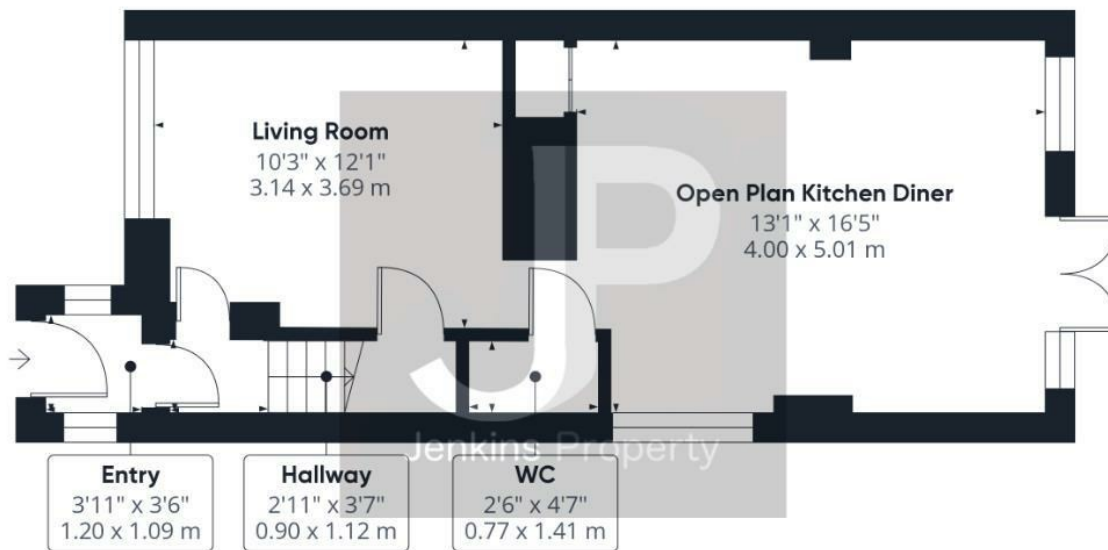
Bathroom 5'1 x 7'2"

Exterior

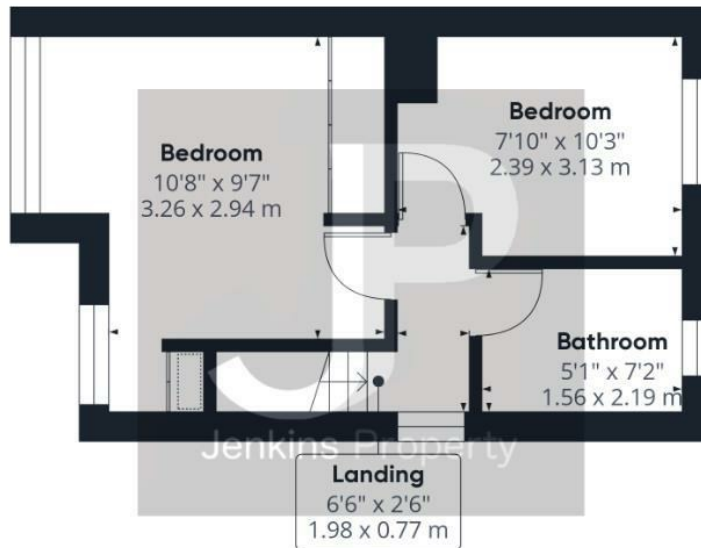
Rear Garden
Summer House

Front Garden
Off Street Parking





Ground Floor



Floor 1



Approximate total area⁽¹⁾
654.78 ft²
60.83 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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