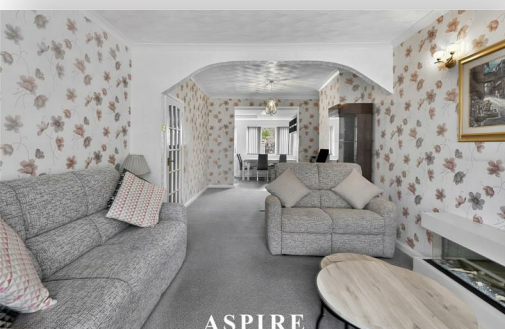


**To arrange a viewing contact us
today on 01268 777400**



Acacia Avenue, Hornchurch Guide price £450,000

Aspire Estate Agents are delighted to present this well-maintained and thoughtfully extended three-bedroom family home, situated in the popular Acacia Avenue area of Hornchurch.

The property offers an excellent combination of generous internal accommodation, extensive outdoor space, off-street parking and a large garage. With the sellers' onward chain already complete, the home is well positioned for buyers hoping to progress their purchase efficiently.

A useful entrance porch opens into the hallway, setting a welcoming tone and providing access to the principal ground-floor rooms.

The spacious lounge and dining room extends to approximately 22ft and provides ample room for comfortable seating and a full-sized dining table. This versatile reception space is ideal for relaxing, entertaining guests and spending time together as a family.

The impressive rear extension has created a generous open-plan kitchen and breakfast room. With plenty of room for food preparation, informal dining and socialising, this attractive space forms the practical heart of the home.

Upstairs, the property provides three bedrooms, including two well-proportioned principal rooms and a third bedroom that could also serve as a nursery, dressing room or home office. A modern shower room completes the first-floor accommodation.

Outside, a driveway provides convenient off-street parking. The approximately 75ft rear garden offers superb space for outdoor dining, entertaining, gardening and family activities.

www.aspireestateagents.co.uk

Location:

Acacia Avenue is well positioned for local education, with nearby schools including Harrow Lodge Primary School, St Mary's Catholic Primary School, Benhurst Primary School, Hornchurch High School and Abbs Cross Academy and Arts College. Buyers should confirm current admissions and catchment arrangements directly with the relevant school or local authority.

Elm Park Underground Station is approximately 0.7 miles away and provides District line services into London. Romford Station is also accessible, offering Elizabeth line and National Rail connections.

Everyday shopping is available nearby, with a Tesco Extra approximately half a mile away, together with local convenience stores, pharmacies and services. Further shopping, dining and leisure facilities can be found in Hornchurch and Romford town centres.

Nearby bus stops include Laburnum Avenue and Chestnut Avenue, providing useful connections throughout Hornchurch, Elm Park and Romford.

Harrow Lodge Park is also within easy reach, offering valuable green and recreational space. Local roads provide convenient access towards Hornchurch, Romford and surrounding areas, with onward connections to the A12, A13 and wider road network.

Room Sizes;

Ground Floor

Entrance Porch

Hallway

Lounge/Diner: 22'4" × 11'8" (6.80m × 3.56m)

Kitchen/Breakfast Room: 17'0" × 15'3" (5.18m × 4.65m)

First Floor;

Landing

Bedroom One: 12'4" × 11'0" (3.76m × 3.35m)

Bedroom Two: 11'0" × 10'5" (3.35m × 3.18m)

Bedroom Three: 6'5" × 5'9" (1.96m × 1.75m)

Shower Room: 5'8" × 5'4" (1.73m × 1.63m)

Outside;

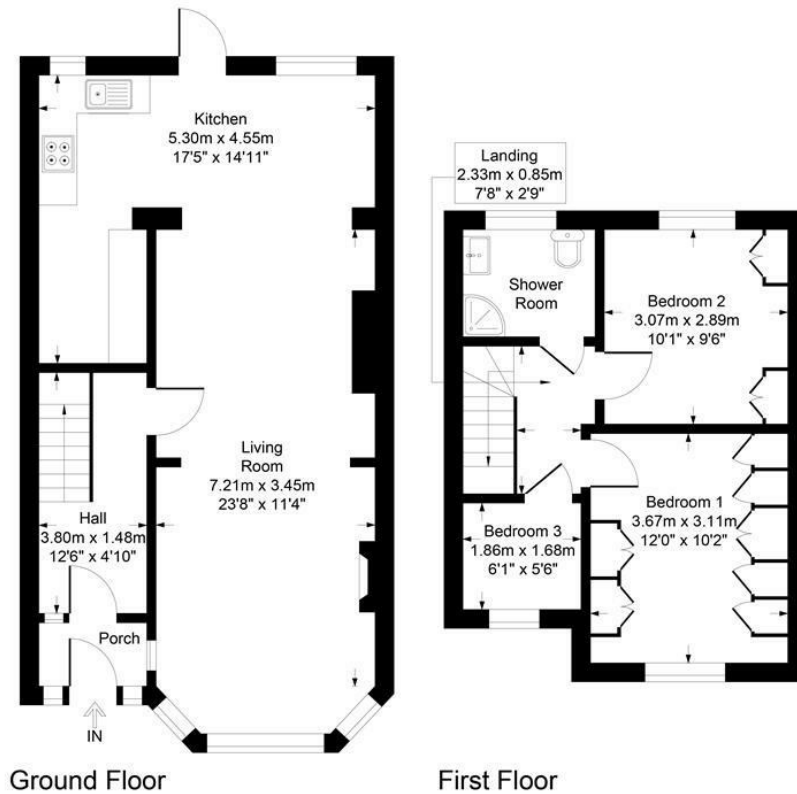
Driveway

Approximately 75ft Rear Garden

Garage: 17'7" × 10'10" (5.36m × 3.30m)

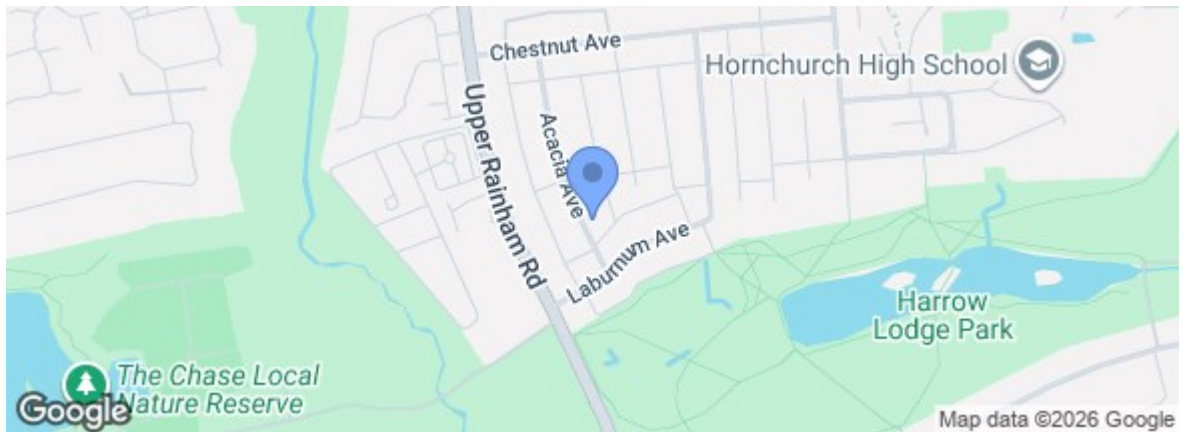
69 Acacia Avenue

Approximate Gross Internal Floor Area = 86.5 sq m / 931 sq ft



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.