



BROWN & CO

37 ROSEBANK AVENUE



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Hornchurch | Havering | RM12 5QX

A three bedroom end of terrace home in a popular residential location, approximately 0.5 miles from both Hornchurch and Elm Park Underground stations, offering an excellent renovation opportunity for first time buyers and investors.

Property Highlights

NO UPWARD CHAIN - First time and investment buyer opportunity - Potential for extension (STPP) - 0.5 miles from both Hornchurch and Elm Park Underground stations - Well situated for nearby amenities - Three bedroom end of terrace home

House

Ground Floor: Entrance porch - Hallway - Living room - Dining room - Kitchen

First Floor: Landing - Bedroom one - Bedroom two - Bedroom three - Family bathroom

Total: 879 sq. ft. (81.7 sq. m)



DETAILED DESCRIPTION

A three bedroom end of terrace home occupying a popular residential location, conveniently positioned approximately 0.5 miles from both Hornchurch and Elm Park Underground stations. The property offers well proportioned accommodation extending to approximately 879 sq. ft. arranged over two floors, and presents an excellent opportunity for purchasers seeking a property to modernise and improve. Furthermore, there is scope for extension, subject to the necessary planning consents, allowing buyers to further enhance and adapt the accommodation to their requirements. The property is offered for sale with the added advantage of no onward chain.

LOCATION

Rosebank Avenue is situated within a well established residential area of Hornchurch in the London Borough of Havering, positioned approximately 15 miles east of central London. The location is particularly convenient, with excellent access to the capital and surrounding districts.

Transport connectivity is a key strength. The property lies approximately 0.5 miles from both Hornchurch and Elm Park Underground stations, each providing direct District Line services into central London, including links to the City and West End. The area is also well served by local bus routes and road connections via the A127 and A12, facilitating wider travel across London and Essex.

The immediate area benefits from a comprehensive range of amenities. Hornchurch town centre, located within easy reach, offers an array of shops, supermarkets, cafés, restaurants, and leisure facilities, along with independent retailers and everyday services. Elm Park Broadway provides a further selection of local shops and conveniences, all within walking distance. Recreational facilities are a notable feature of the location. Harrow Lodge Park, situated just a short walk from the property, provides extensive open green space, lakes, sports facilities, and well maintained walking routes.

Educational provision in the area is strong, with a number of well regarded state primary and secondary schools serving the locality. In addition, a selection of respected independent schools can be found within the wider area, contributing to the property's appeal for families.





ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With window to the front and side aspect, entrance door, door to hallway

HALLWAY

With stairs to the first floor, door to kitchen, door to living room

LIVING ROOM

With window to the front aspect, open to

DINING ROOM

With window to the rear aspect

KITCHEN

With window to the rear and side aspect, range of base units, inset sink and drainer, space for washing machine, oven and fridge freezer, under stairs storage cupboard, door to garden

FIRST FLOOR

LANDING

With loft access via hatch, doors to

BEDROOM ONE

With window to the front aspect

BEDROOM TWO

With window to the rear aspect, fitted wardrobes, integral storage cupboard housing boiler

BEDROOM THREE

With window to the front aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising low level wc, pedestal wash basin and low level wc, part tiled walls

OUTSIDE

The front boundary is retained by a low level brick wall, with a shared driveway leading to gated access to the rear garden and garage. The front garden is predominantly laid to patio and incorporates a step to the entrance door, a decorative gravel area, and a selection of mature shrubs.

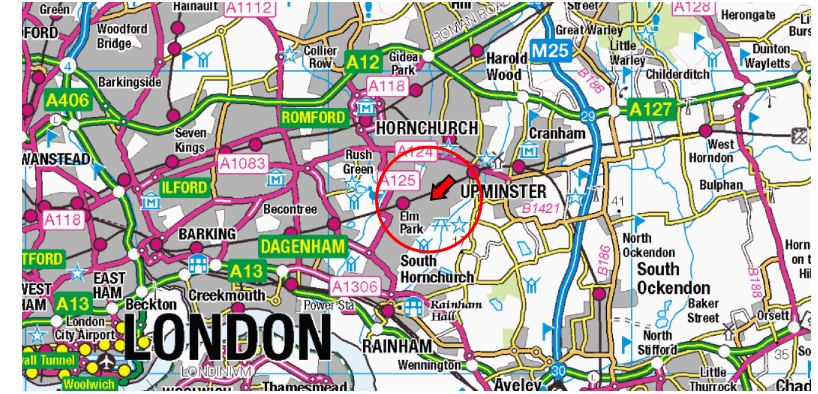
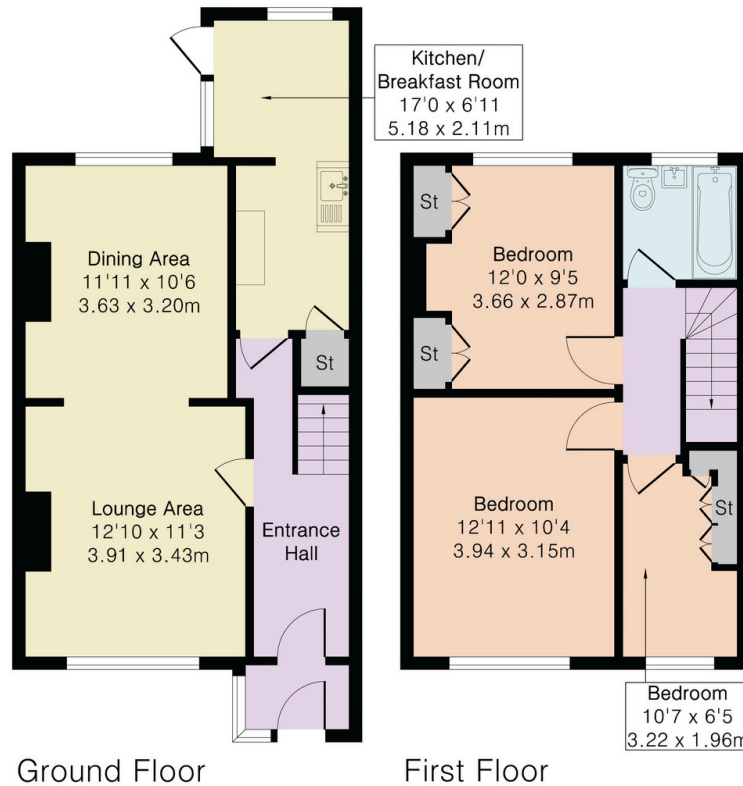
The enclosed rear garden is principally laid to lawn and includes a patio seating area, together with a garage, storage shed, and greenhouse. There is also shared pedestrian side access with the adjoining property. Access across the rear garden has been used informally from time to time by neighbouring occupiers with permission from the owner.



Approximate Gross Internal Area 879 sq ft - 82 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 408 sq ft – 38 sq m



Tenure: Freehold

Services: All mains services are connected

Council Tax Band: D

EPC: D

Viewing: Strictly by prior appointment through the selling agents
Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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