



## LABURNUM WALK HORNCHURCH

£425,000

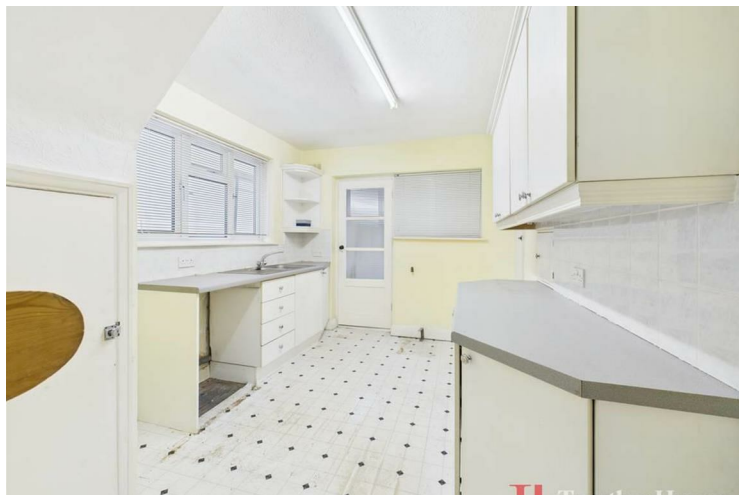
Guide price

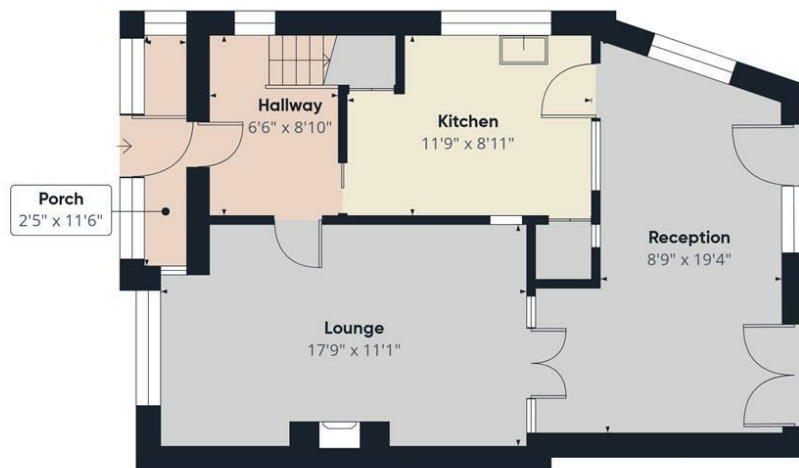
\*\*\*GUIDE PRICE OF £425,000-£450,000\*\*\*

Offered to the market for the first time in many years, this much loved three bedroom semi-detached home has remained in the same family for generations and is now ready to begin an exciting new chapter.

The property is approached via a larger than average enclosed porch, ideal for coats, shoes, and everyday practicality, which leads into a spacious and inviting hallway setting the tone for the rest of the home. The front lounge is filled with natural light and still features its original Art Deco fireplace, providing a wonderful sense of character and a reminder of the home's heritage.

The kitchen is a great size and offers excellent scope to be reconfigured to suit modern living. One of the standout features of the property is the single storey rear extension, with doors leading from both the lounge and the kitchen. This additional space creates fantastic flexibility and could easily be transformed into an open plan kitchen/diner, family room, or





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
940 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Together Homes**  
21 Station Parade  
Hornchurch  
RM12 5AB

01708 320 600  
sales@togetherhomes.co.uk  
togetherhomes.co.uk

**Together Homes**