



* GUIDE PRICE £725,000 - £750,000 * DOUBLE FRONTED HOUSE * SHORT WALK TO ELM PARK UNDERGROUND STATION * LARGE REAR EXTENSION * IMPRESSIVE INTERIORS * MULTIPLE BATHROOMS/UTILITY * FOUR BEDROOMS PLUS OFFICE/BED 5 * A spacious four/five bedroom home offering flexible accommodation, a generous rear garden and off-street parking for multiple vehicles. Set in a popular Hornchurch location, it provides an adaptable layout for family life and working from home.

The ground floor includes a useful study/fifth bedroom or additional reception room and an additional downstairs shower room/utility which adds convenience and flexibility. The modern fitted kitchen features integrated appliances and a breakfast bar, creating a sociable space for cooking and informal dining. Bi-fold doors open onto the landscaped garden connecting these two spaces seamlessly, while the roof lantern brings natural light into the lounge-diner. Upstairs, four well-proportioned bedrooms are served by a four-piece family bathroom.

The rear garden offers space to relax and entertain, with a games room at the far end providing a versatile area for hobbies, play or working from home. To the front, a driveway provides off-street parking for multiple vehicles.

Everyday amenities, including local shops, cafés and services, are available in Elm Park and Hornchurch. Elm Park Underground Station, on the District line, is within walking distance, with local bus routes also serving the area. Harrow Lodge Park is nearby, offering open green space and facilities for walking, sports and family time. District line services

- Short walk to Elm Park Underground Station
- Double fronted character home
- Off-street parking
- Multiple bathrooms
- Landscaped garden
- Sought-after Hornchurch location
- Impressive interiors
- Four bedrooms plus an office
- Large rear extension
- Immaculately well presented throughout

Laburnum Avenue

Hornchurch, Havering

£725,000

Price Guide



Laburnum Avenue



Frontage/Parking

Paved driveway for multiple vehicles to front with brick wall surround.

Hallway

Composite door with obscured window centre and additional windows to front. Spotlights, wall mounted radiator decorative cover, fitted under stairs storage and laminate flooring throughout. Access to study and living area.

Living Area

15'1" x 11'6"

Ceiling mounted light fitting, bay window to front, wall mounted radiator with decorative cover and laminate flooring throughout. Further leading to utility/downstairs shower room and kitchen/dining area.

Downstairs Shower Room/Utility

8'0 x 11'7

Spotlights, shower unit and low-level WC. Wall and floor mounted units including but sink, with space for Washing machine and tumble dryer. Parts tiled walls and tiled flooring.

Kitchen/Dining Area

17'6 x 25'1

Spotlights with additional ceiling mounted light fitting, two wall mounted radiators with decorative covers, bifold doors to rear garden, roof sky lantern and laminate flooring throughout. Range of wall and floor mounted units including integrated double oven with separate induction hob and extractor fan overhead, integrated fitted fridge/freezer, integrated sink and dry unit, integrated dishwasher, integrated wine chiller and fitted breakfast bar area with wrapped around quartz worktops. Further access into downstairs shower room/utility.

Bedroom One

11'11 x 11'0

Ceiling mounted light fitting, bay window to front, wall mounted radiator, feature wooden panelling and carpeted throughout.

Bedroom Two

10'3 x 12'3

Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

Bedroom Three

11'4 x 7'10

Spotlights, double window to front, wall mounted radiator and carpeted throughout.

Bedroom Four

8'2 x 5'11

Ceiling mounted light fitting, window to front, wall mounted radiator and carpeted throughout.

Bathroom

13'5 x 8'2

Spotlights, obscured double window and additional window to rear, walk-in double shower, separate Jacuzzi bath, floating wash hand basin with storage, low-level WC, tiled walls and tiled flooring with underfloor heating.

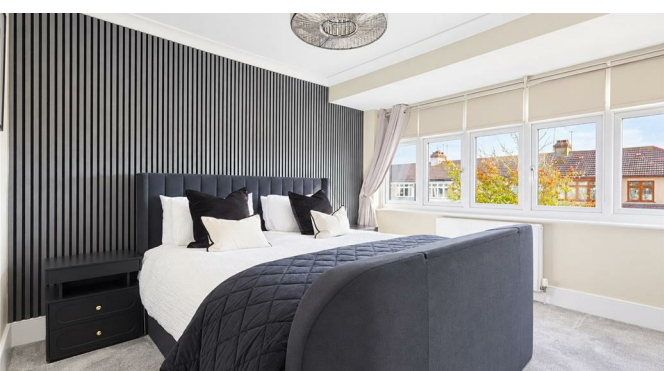
Games Room

17'3 x 12'7

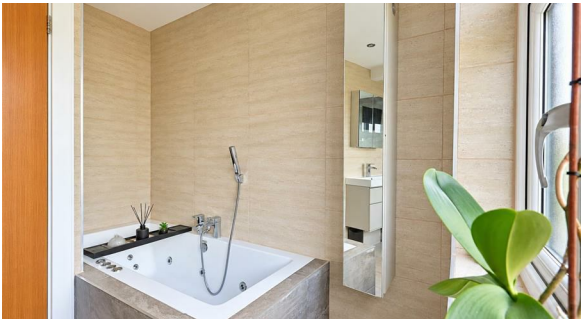
Spotlights, folding doors to front, air-conditioning unit, fitted storage, wall mounted radiator and laminate flooring throughout. Additional storage section accessed via additional door front.

Landscaped Rear Garden

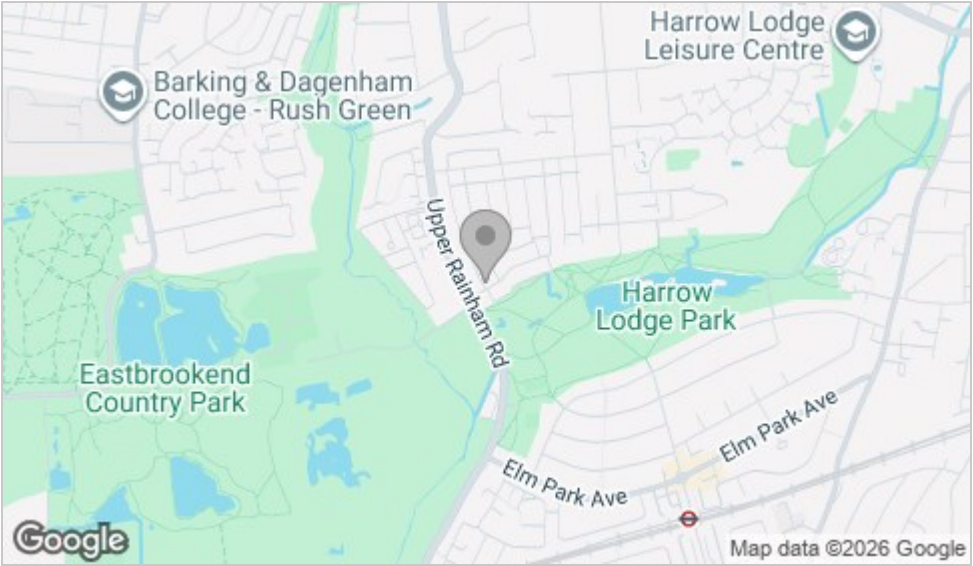
Patio area to rear with additional access from side. Patio pathway leads to games room at end of garden. circa 80ft rear garden.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

