



**Price**  
**£650,000**

**Freehold**

4x  2x  2x 

**Woodfield Way,  
Hornchurch, Essex,  
RM12**

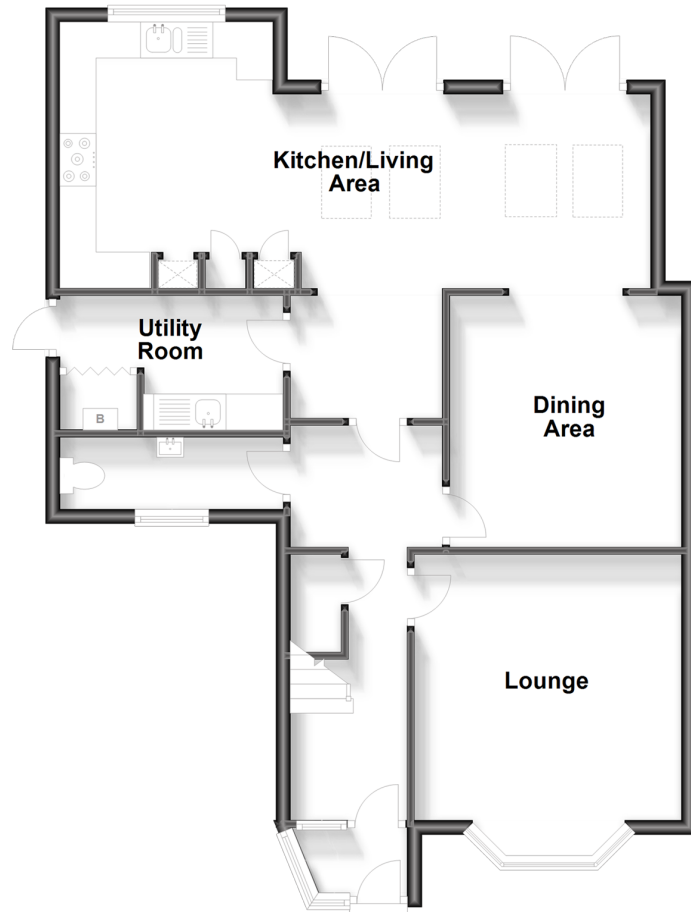
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

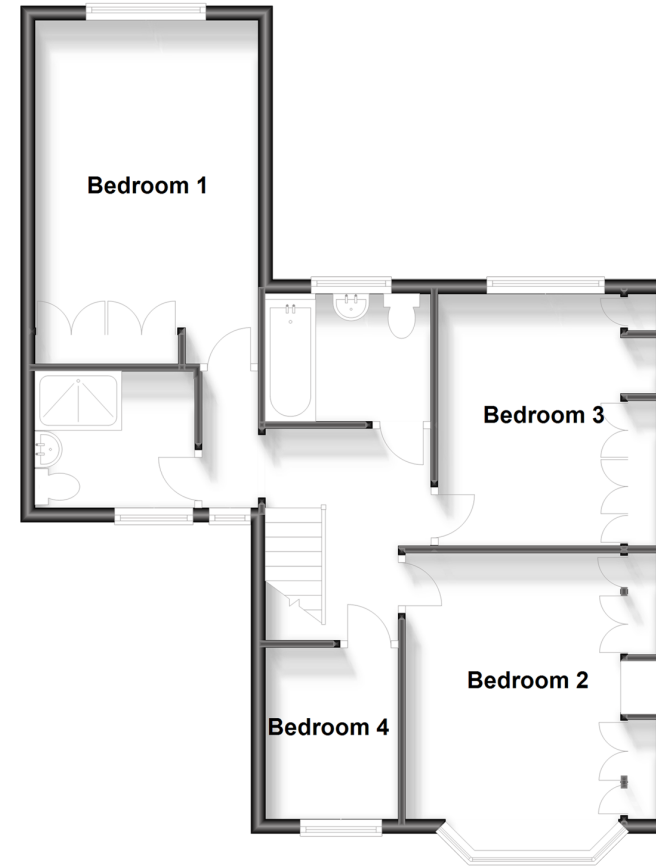
## Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



## First Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge: 13'6 x 12'4 (4.12m x 3.76m)

Dining area: 11'7 x 10'5 (3.53m x 3.18m)

Inner hallway: 6'11 x 6'5 (2.11m x 1.96m)

Cloakroom

Kitchen/living area: 12'1 x 9'8 (3.69m x 2.95m) plus 17'4 x 8'10 (5.29m x 2.69m)

Utility room: 9'7 x 6'0 (2.92m x 1.83m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 11'5 (4.27m x 3.48m)

Bedroom 2: 15'7 x 9'9 (4.75m x 2.97m)

Bedroom 3: 11'6 x 9'8 (3.51m x 2.95m)

Bedroom 4: 7'9 x 6'0 (2.36m x 1.83m)

Shower room: 7'6 x 5'10 (2.29m x 1.78m)

Bathroom: 6'8 x 6'6 (2.03m x 1.98m)

### OUTSIDE

Front garden

Off road parking

Large rear garden



## Main features

- Extended to side and rear, four bedroom end of terrace house
- Exceptionally large rear garden with potential STPP
- Ground floor cloakroom & utility room
- Less than a mile to Hornchurch Train Station



### Nearest Schools

Primary Schools: Langtons Junior School 0.2 miles, Towers Junior School 0.5 miles, Suttons Primary 0.7 miles  
Secondary Schools: Abbs Cross Academy 0.7 miles, The Sanders Draper School 0.8 miles, Hornchurch High School 0.8 miles



### Transport Information

Train Stations: Hornchurch 0.4 miles, Emerson Park 0.6 miles, Upminster Bridge 0.7 miles, Elm Park 1.1 miles, Upminster 1.3 miles, Gidea Park 1.4 miles



### Address

Woodfield Way, Hornchurch, Essex, RM12



### Directions

For directions to this property please contact us.



Call Hornchurch Branch 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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