



CHURCHILL
estates



Percival Road, Hornchurch

£450,000

Bedrooms: 3 | Receptions: 2 | Bathrooms: 2

Tenure: Freehold

Floor Area: 1047.00 sq ft

Local Authority: Havering

Council Tax Band: D

- Three Bedroom Semi-Detached Bungalow
- Being Sold With A Complete Chain
- Much Loved Family Home For Over 20 Years
- Loft Converted Providing Two Further Bedrooms
- Generous & Versatile Accommodation Over Two Floors
- Two Bathrooms Including Ground Floor Wet Room
- Spacious Lounge & Kitchen/Dining Room
- Private Rear Garden With Brick-Built Shed & Side Access
- Private Driveway Providing Off-Street Parking For Two Cars
- Potential To Modernise & Extend To The Rear (STPP)



Churchill Estates are delighted to offer for sale this spacious three bedroom semi-detached bungalow, which has been a much loved family home for over two decades.

Arranged over two floors and having been loft converted the property offers generous and versatile accommodation and now presents an excellent opportunity for a new owner to modernise and create a home tailored to their own taste and requirements.

Upon entering you are welcomed by a generous entrance hallway. To the left is a convenient ground floor wet room, while to the right is a spacious lounge. The lounge leads through to a well proportioned kitchen/dining room which benefits from direct access onto the private rear garden, creating a practical space for family living, entertaining or future extension.

Returning to the entrance hall and continuing straight ahead is a particularly spacious bedroom, offering excellent flexibility and ample room for a range of bedroom furniture. The generous proportions also provide the option to create a comfortable seating area or alternatively use as a second reception or lounge if desired.

The first floor has been loft converted and provides two further bedrooms, comprising a good sized double bedroom and a spacious single bedroom, together with a family bathroom.

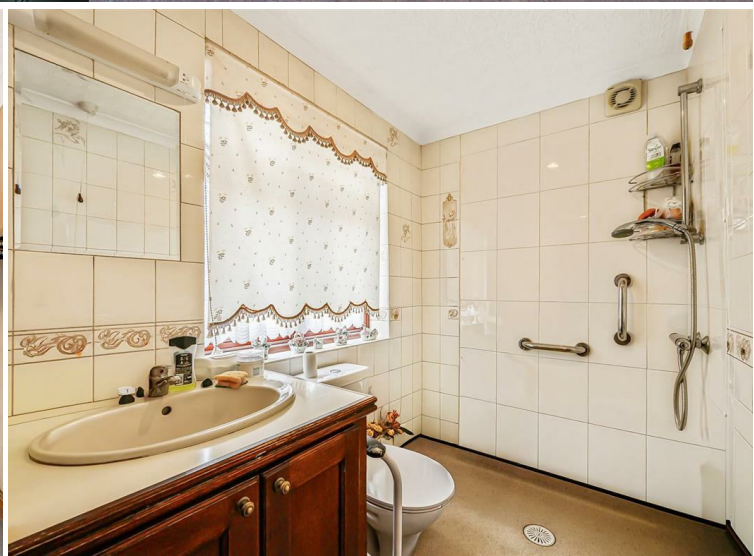
Externally the property benefits from a private driveway providing off street parking for two cars, while the private rear garden offers a generous amount of outdoor space and includes a useful brick-built shed. Gated side access provides convenient access between the front and rear of the property.

Although the property would now benefit from modernisation it offers fantastic potential to create a superb family home. There is also potential to extend to the rear (STPP), providing further scope to increase and enhance the existing accommodation.

The location is particularly well suited to families with a selection of local schools within easy reach and excellent transport links. Emerson Park Station is approximately 0.5 miles away, while Gidea Park Elizabeth Line Station is approximately 0.8 miles away, providing excellent connections into Central London and beyond. Upminster is also easily accessible offering both C2C and District Line services.

Having been home to the current owner and their family for over 20 years, this is a property with a genuine sense of history and now offers the next owner the opportunity to bring their own ideas and vision to what could become a fantastic long term family home.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment







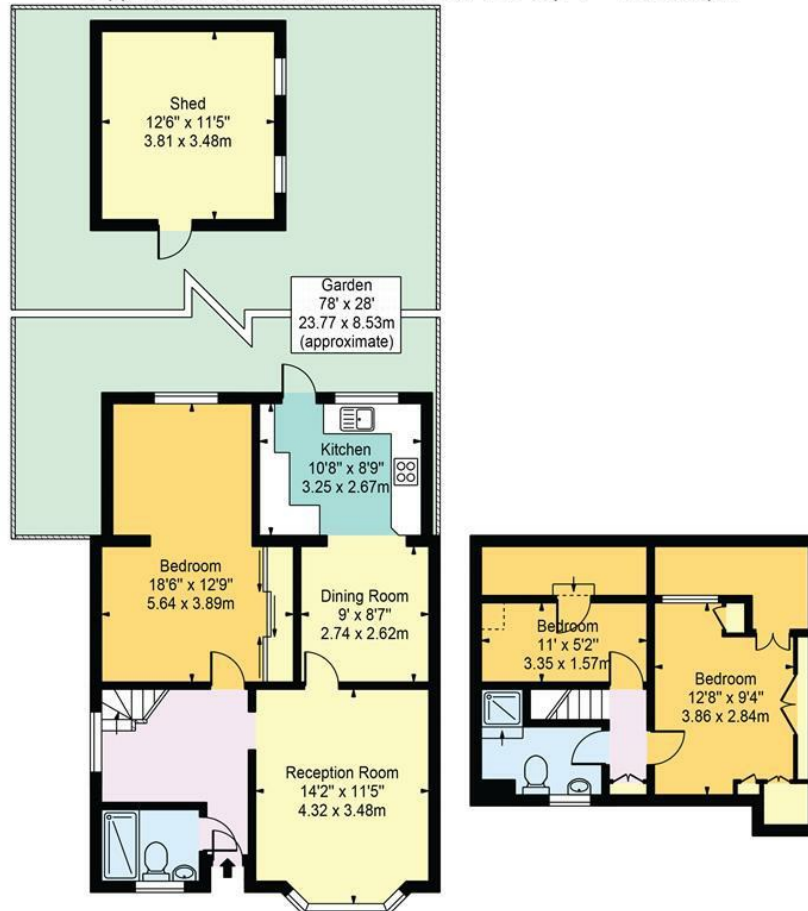


Percival Road

Approx. Gross Internal Area 1045 Sq Ft - 97.08 Sq M
(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1004 Sq Ft - 93.27 Sq M
(Excluding Restricted Height Area & Shed)

Approx. Gross Internal Area Of Shed 143 Sq Ft - 13.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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	

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To view call **020 8989 0011**

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