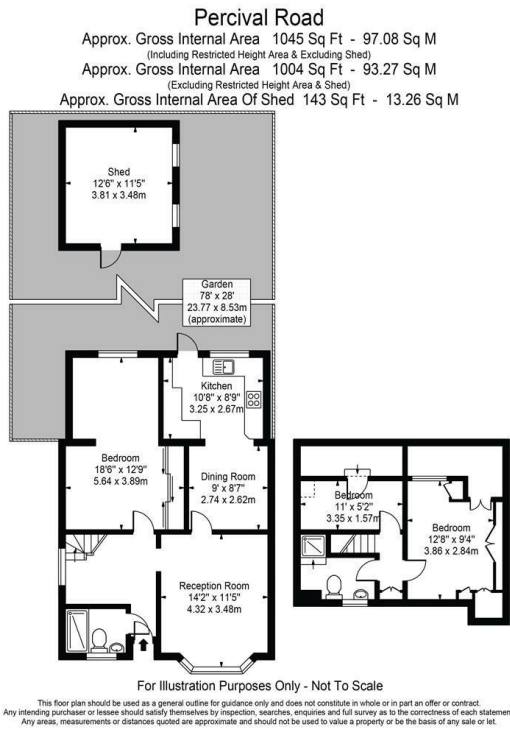
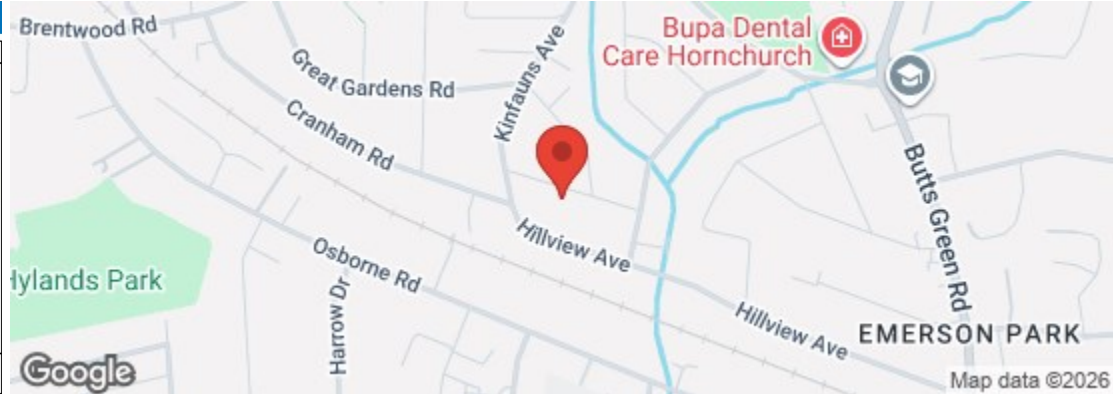




Council: Havering | Council Tax Band: D | Floor Area: 1045.00 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Percival Road, Hornchurch, RM11 2AH
£500,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



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.

