



**Modern  
Auction**

**£400,000  
Freehold**

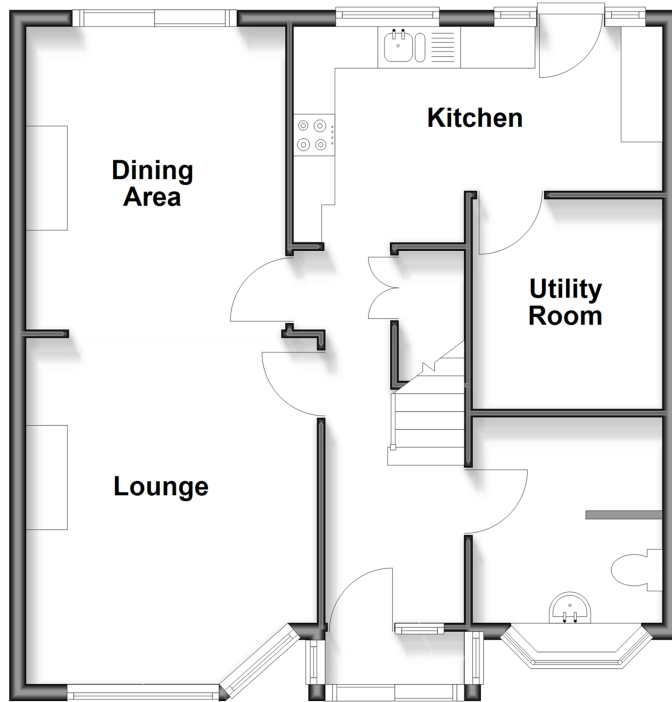
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**Gordon Avenue,  
Hornchurch, Essex,  
RM12**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

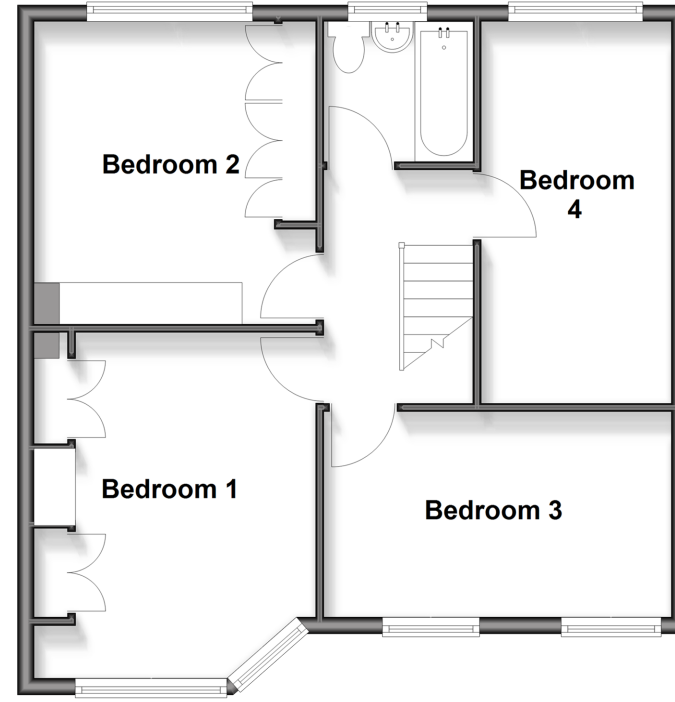
## Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge/Diner: 26'3 x 10'3 (8.01m x 3.13m)

Kitchen: 14'9 x 9'4 (4.50m x 2.85m)

Utility Room: 7'9 x 7'3 (2.36m x 2.21m)

### FIRST FLOOR

Landing

Bedroom 1: 13'11 x 9'3 (4.24m x 2.82m)

Bedroom 2: 11'11 x 11'0 (3.63m x 3.36m)

Bedroom 3: 15'0 x 7'9 (4.58m x 2.36m)

Bedroom 4: 13'11 x 8'0 (4.24m x 2.44m)

Bathroom

### OUTSIDE

Rear Garden

Off Road Parking



## Main features

- For sale via modern auction
- Subject to an undisclosed reservation fee
- Buyers fees apply
- T & C's apply
- Large semi detached house
- Ample off road parking
- Utility room & ground floor toilet
- Un-overlooked rear garden backing onto The Chase Nature Reserve

## Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.7 miles, Wykeham Primary 0.8 miles, Hylands Primary 0.9 miles. Secondary Schools: Hornchurch High School 1.0 miles. The Frances Bardsley School for Girls 1.6 miles

## Transport Information

Train Stations: Elm Park 1.3 miles, Romford 1.4 miles, Emerson Park 2.2 miles, Gidea Park 2.4 miles

## Address

Gordon Avenue, Hornchurch, Essex, RM12

## Directions

For directions to this property please contact us.



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



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



51916181/20260523/CC1/DT

Property 51916181: Gordon Avenue, Hornchurch

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the "Reservation Period"). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

## Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

**TO VIEW OR MAKE A BID – Contact *Douglas Allen***  
**Or visit: <https://douglasallen.iamsold.co.uk>**