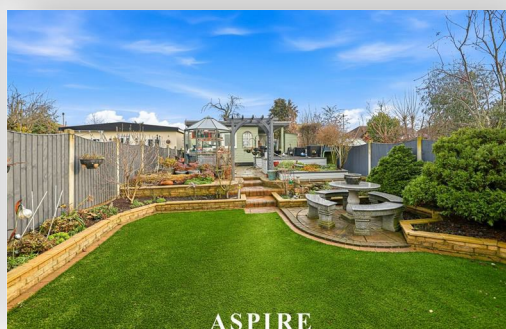


*To arrange a viewing contact us  
today on 01268 777400*



## **Albany Road, Hornchurch Offers in excess of £625,000**

Aspire Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached family home, offering stylish and versatile living space throughout. Featuring a bespoke open-plan kitchen/diner, multiple reception rooms, modern bathrooms, and a fully insulated garden office, this home is perfectly suited to modern family life. Ideally located close to excellent transport links, well-regarded schools, and local amenities, this is a property ready to move straight into.

Aspire Estate Agents are delighted to present this beautifully appointed three/ four bedroom semi-detached family home, offering stylish, versatile accommodation perfectly suited to modern living and ready for immediate occupation.

The ground floor provides excellent flexibility, featuring two reception rooms — one of which would make an ideal playroom, home office, or potential fourth bedroom. The true heart of the home is the bespoke T-shaped kitchen/diner, thoughtfully designed for both everyday family life and entertaining. Bathed in natural light, this impressive space offers generous work surfaces, ample storage, and space for a dining table, creating a welcoming hub for family and friends. Completing the ground floor is a newly fitted contemporary shower room with an electric opening window for ventilation.

To the first floor are three well-proportioned bedrooms, two benefiting from fitted wardrobes, along with a recently installed modern family bathroom finished to a high standard.

Externally, the property continues to impress. The rear garden is beautifully landscaped and meticulously maintained, offering an attractive and practical outdoor space. To the rear, a fully insulated and powered garden office provides an ideal solution for home working, running a business, or creating a private retreat. Two substantial sheds offer further versatile storage or workshop potential.

Located within the popular and family-friendly area of Hornchurch, the home benefits from excellent transport connections. Elm Park and Hornchurch District Line stations are both within easy reach, offering direct access into Central London in under 40 minutes, while Romford Station (approximately 1.1 miles away) provides Elizabeth Line services.

The area is particularly well regarded for its schooling, with Harrow Lodge Primary School, Hornchurch High School, and St Mary's Catholic Primary School all nearby. Hornchurch town centre offers a vibrant mix of shops, cafés, restaurants, and cultural attractions including the Queen's Theatre, while nearby green spaces such as Langtons Gardens and Harrow Lodge Park provide ideal leisure options.

With outstanding transport links, highly regarded schools, and superb living space throughout, this is a home that truly delivers on all aspects of modern family living.




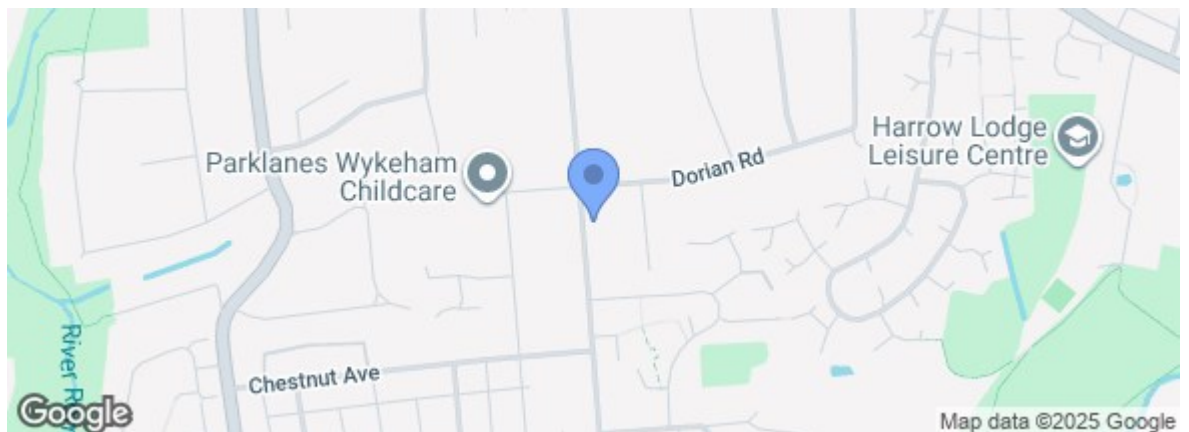
# ASPIRE

ESTATE AGENTS



Albany Road, Hornchurch

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.