



CAVENDISH AVENUE HORNCHURCH

£800,000

Offers in excess

Set along one of Hornchurch's most desirable and seldom-available avenues, this exceptional six-bedroom semi-detached residence presents a rare opportunity to acquire a home of considerable scale, presence, and refinement. Expertly extended to the side, the property delivers a commanding sense of arrival, enhanced further by extensive off-street parking for up to nine vehicles a feature seldom found and highly prized.

The home opens into a beautifully appointed entrance, where a stylish guest cloakroom immediately reflects the quality and attention to detail found throughout. The kitchen is both elegant and functional, seamlessly supported by a separate utility room, and flowing effortlessly into the formal dining area an ideal setting for both family dinners and larger social occasions.

To the front, the generously proportioned lounge enjoys an abundance of natural light, creating a refined yet comfortable space to relax. To the rear, a substantial conservatory provides





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1780 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 78 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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