



7 Victor Gardens, Hornchurch , RM12 4JB  
Guide price £675,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £675,000 - £700,000.....COMPLETELY MODERNISED VERSATILE HOME..... Nestled in the desirable town of Hornchurch, this charming semi-detached chalet offers a perfect blend of modern living and convenience. Having undergone a complete renovation just three years ago, the property boasts a fresh and contemporary interior that is sure to impress.

With four spacious bedrooms, this home provides ample space for families or those looking to accommodate guests. The three well-appointed bathrooms ensure that morning routines run smoothly, making it an ideal choice for busy households. The inviting reception room serves as a welcoming space for relaxation and entertaining, creating a warm atmosphere for family gatherings or social events.

Situated in a prime town centre location, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and restaurants. The area is also known for its excellent local schools, making it a fantastic choice for families seeking quality education for their children.

## FIRST FLOOR

Multi Purpose Room/Bedroom Four 16'0" x 14'9" (4.88 x 4.50)

En Suite 8'1" x 5'3" (2.48 x 1.62)

Landing 10'1" x 7'1" (3.08 x 2.17)

## GROUND FLOOR

Entrance Hall

Bedroom One 13'4" x 10'4" (4.07 x 3.17)

Dressing Room 10'3" x 7'6" (3.14 x 2.29)

Ensuite 6'6" x 6'5" (1.99 x 1.96)

Bedroom Two/T.V Room 11'10" x 10'2" (3.62 x 3.11)

Bedroom Three 11'0" x 9'9" (3.37 x 2.98)

Family Bathroom 10'2" x 5'9" (3.12 x 1.76)

Kitchen Diner Family Room 23'4" x 14'3" (7.13 x 4.36)

## EXTERIOR

Southerly Aspect Rear Garden

Multi Purpose Outbuilding 15'8" x 7'5" (4.80 x 2.28)

Resin Bound Driveway

### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to

know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

