

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



Bush Elms Road, Hornchurch Asking price £565,000

**** FOUR BEDROOMS **** OPEN PLAN LIVING **** OFF STREET PARKING ****

We are delighted to offer for sale this FOUR BEDROOM TERRACED HOUSE ideally situated for access to Emerson Park's Liberty Line, Romford Stations Elizabeth Line and the A125, this location is perfect for those seeking excellent transport connections. The area offers a wealth of local amenities, including shops, cafes, and everyday essentials, while Harrow Lodge Park and other open green spaces provide wonderful opportunities for outdoor recreation and relaxation.

The property itself benefits from having OPEN PLAN LIVING, four good sized bedrooms, en-suite to the main bedroom, good sized garden, and OFF STREET parking to the front of the property. Only by viewing can this house be fully appreciated and we would therefore recommend viewing at your earliest convenience to avoid certain disappointment. Call the sales team today....

www.aspireestateagents.co.uk

Entrance Hall

Lounge Area

12'5 x 12'3 (3.78m x 3.73m)

Kitchen/Dining Area

18'3 x 8'9 (5.56m x 2.67m)

First Floor Landing

Bedroom Two

14'4 x 10'7 (4.37m x 3.23m)

Bedroom Three

12'2 x 11'5 (3.71m x 3.48m)

Bedroom Four

8'11 x 7'4 (2.72m x 2.24m)

Family Bathroom

9'6 x 6'7 (2.90m x 2.01m)

Second Floor Landing

Bedroom One

19'9 x 16'7 (6.02m x 5.05m)

En-Suite

6'3 x 5'3 (1.91m x 1.60m)

Externally

Off Street Parking

Rear Garden

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.