



## HARWOOD AVENUE

HORNCHURCH, RM11 2NR

**PRICE GUIDE £460,000**  
**FREEHOLD**

\* £460,000 - £475,000 \* NO ONWARD CHAIN \* THREE BEDROOM MID TERRACED FAMILY HOME POSITIONED IN A HIGHLY SOUGHT AFTER ARDLEIGH GREEN LOCATION. BENEFITTING FROM A WONDERFUL LOCATION CLOSE TO WELL REGARDED SCHOOLS AND GIDEA PARK STATION ON THE ELIZABETH LINE. BENEFITTING FROM A LARGE REAR GARDEN AND SIZEABLE GARDEN ROOM SPANNING IN EXCESS OF 17'

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# HARWOOD AVENUE

- Three bedroom family home
- Presented with no onward chain
- Sought after Ardleigh Green location
- On the doorstep of well regarded schools
- Easy access to Gidea Park train station for access into Central London
- Large 17' garden room
- Generous light-filled rear garden
- Versatile open plan accommodation
- Three well proportioned bedrooms
- Fantastic family home



Nestled in the highly desirable and established residential area of Ardleigh Green, this charming terraced home on Harwood Avenue offers the perfect blend of suburban tranquillity and excellent connectivity. Families are drawn to this popular pocket of Hornchurch thanks to its outstanding local schools, including the highly regarded Ardleigh Green Infant and Junior Schools. Excellent secondary options are also within easy reach.

Gidea Park station on the Elizabeth line is just a short walk away, providing seamless and frequent services into central London – reaching places like Bond Street, Tottenham Court Road, and Paddington in around 30-40 minutes, with direct links to Heathrow too. The area boasts strong transport links overall, while local amenities include shops, parks, restaurants, and everyday conveniences, all within a pleasant stroll. This is a much-sought-after location where properties are known to sell quickly to families wanting to put down roots in a vibrant yet peaceful community

Presented with no onward chain, this well-maintained three-bedroom terraced house offers immediate move-in appeal and fantastic scope to create your dream family home. The spacious rear garden is a standout feature – large and private, with huge potential to extend (subject to the usual planning permissions), while the wonderful 17-foot garden room at the rear (with electrics and double glazing)

provides incredibly versatile additional space. This could easily serve as a games room, home office, studio for a business, guest suite, or even a granny annexe – the possibilities are endless.

Inside, the ground floor features a welcoming bay-fronted lounge with elegant double doors that open seamlessly into the kitchen-diner, creating a semi-open-plan layout that's ideal for modern family living – whether you prefer sociable open spaces or more traditional separation. A bright conservatory extends the living area further, overlooking the garden. Upstairs, you'll find two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom.

In a location this popular, opportunities like this don't hang around. Early viewing is highly recommended to avoid disappointment!

## Three bedroom family home

### Entrance hallway

### Lounge

### Kitchen/diner

### Conservatory

### Stairs to first floor

### Bedroom one

### Bedroom two

### Bedroom three

**Bathroom**

**Rear garden**

**Garden room**

with lighting, power and double glazed window

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## ADDITIONAL INFORMATION

**Local Authority** – Havering

**Council Tax** – Band D

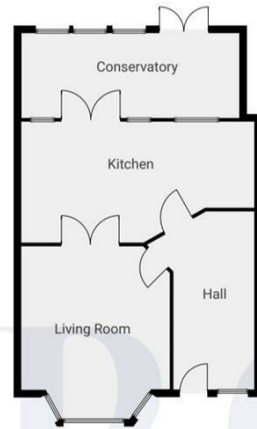
**Viewings** – By Appointment Only

**Floor Area** – sq ft

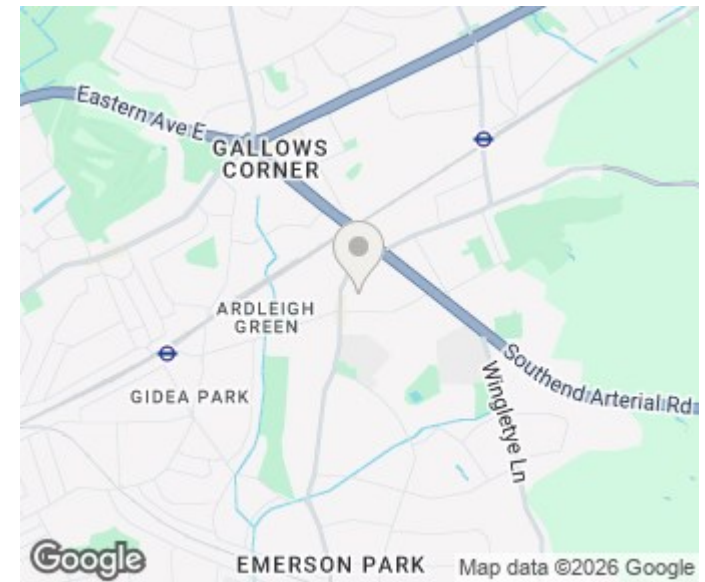
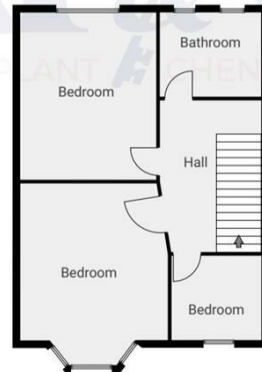
**Tenure** – Freehold



▼ Ground Floor



▼ 1st Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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