To arrange a viewing contact us today on 01268 777400

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Acacia Avenue, Hornchurch Guide price £450,000

Aspire Estate Agents are delighted to present this well-maintained and thoughtfully extended three-bedroom family home, situated in the popular Acacia Avenue area of Hornchurch.

The property offers an excellent combination of generous internal accommodation, extensive outdoor space, off-street parking and a large garage. With the sellers' onward chain already complete, the home is well positioned for buyers hoping to progress their purchase efficiently.

A useful entrance porch opens into the hallway, setting a welcoming tone and providing access to the principal ground-floor rooms.

The spacious lounge and dining room extends to approximately 22ft and provides ample room for comfortable seating and a full-sized dining table. This versatile reception space is ideal for relaxing, entertaining guests and spending time together as a family.

The impressive rear extension has created a generous open-plan kitchen and breakfast room. With plenty of room for food preparation, informal dining and socialising, this attractive space forms the practical heart of the home.

Upstairs, the property provides three bedrooms, including two well-proportioned principal rooms and a third bedroom that could also serve as a nursery, dressing room or home office. A modern shower room completes the first-floor accommodation.

Outside, a driveway provides convenient off-street parking. The approximately 75ft rear garden offers superb space for outdoor dining, entertaining, gardening and family activities.

Location:

Acacia Avenue is well positioned for local education, with nearby schools including Harrow Lodge Primary School, St Mary's Catholic Primary School, Benhurst Primary School, Hornchurch High School and Abbs Cross Academy and Arts College. Buyers should confirm current admissions and catchment arrangements directly with the relevant school or local authority.

Elm Park Underground Station is approximately 0.7 miles away and provides District line services into London. Romford Station is also accessible, offering Elizabeth line and National Rail connections.

Everyday shopping is available nearby, with a Tesco Extra approximately half a mile away, together with local convenience stores, pharmacies and services. Further shopping, dining and leisure facilities can be found in Hornchurch and Romford town centres.

Nearby bus stops include Laburnum Avenue and Chestnut Avenue, providing useful connections throughout Hornchurch, Elm Park and Romford.

Harrow Lodge Park is also within easy reach, offering valuable green and recreational space. Local roads provide convenient access towards Hornchurch, Romford and surrounding areas, with onward connections to the A12, A13 and wider road network.

Room Sizes;

Ground Floor
Entrance Porch
Hallway
Lounge/Diner: 22'4" × 11'8" (6.80m × 3.56m)
Kitchen/Breakfast Room: 17'0" × 15'3" (5.18m × 4.65m)

First Floor;

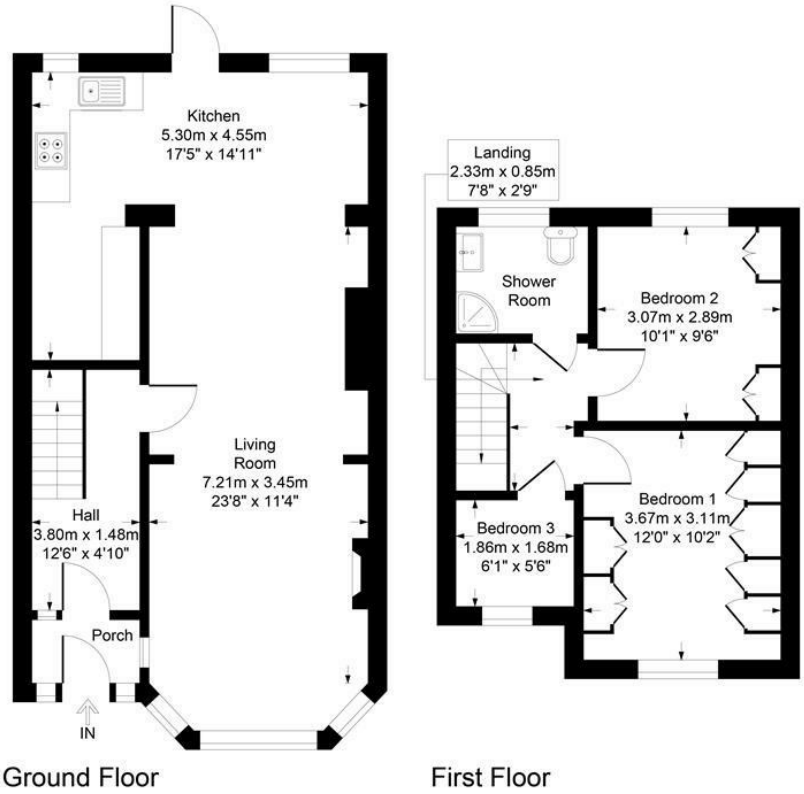
Landing
Bedroom One: 12'4" × 11'0" (3.76m × 3.35m)
Bedroom Two: 11'0" × 10'5" (3.35m × 3.18m)
Bedroom Three: 6'5" × 5'9" (1.96m × 1.75m)
Shower Room: 5'8" × 5'4" (1.73m × 1.63m)

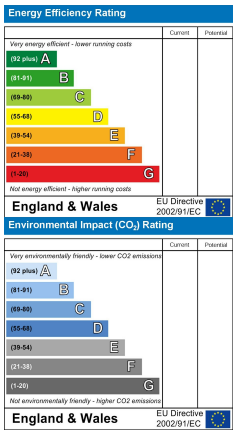
Outside;

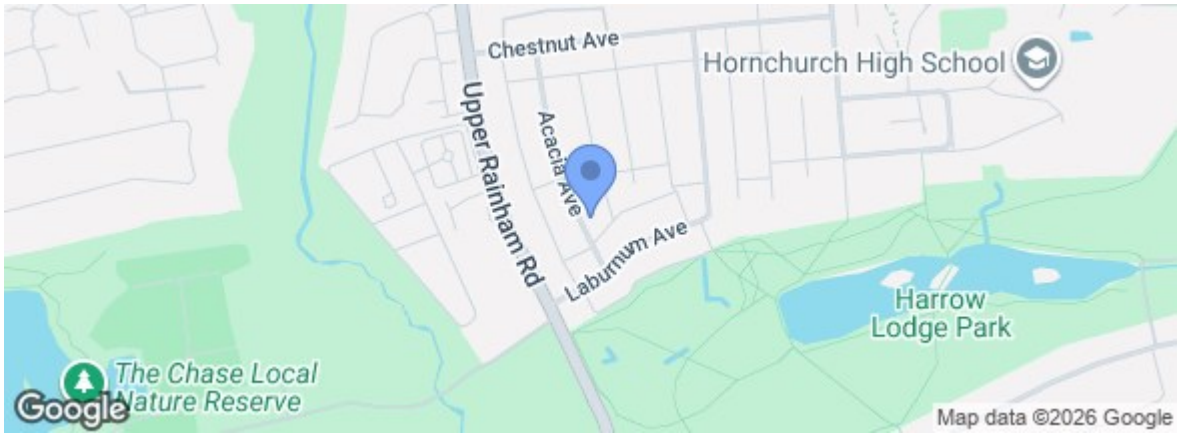
Driveway
Approximately 75ft Rear Garden
Garage: 17'7" × 10'10" (5.36m × 3.30m)

69 Acacia Avenue

Approximate Gross Internal Floor Area = 86.5 sq m / 931 sq ft







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