



Mill Park Avenue, Hornchurch RM12

Guide Price £700,000 – £750,000



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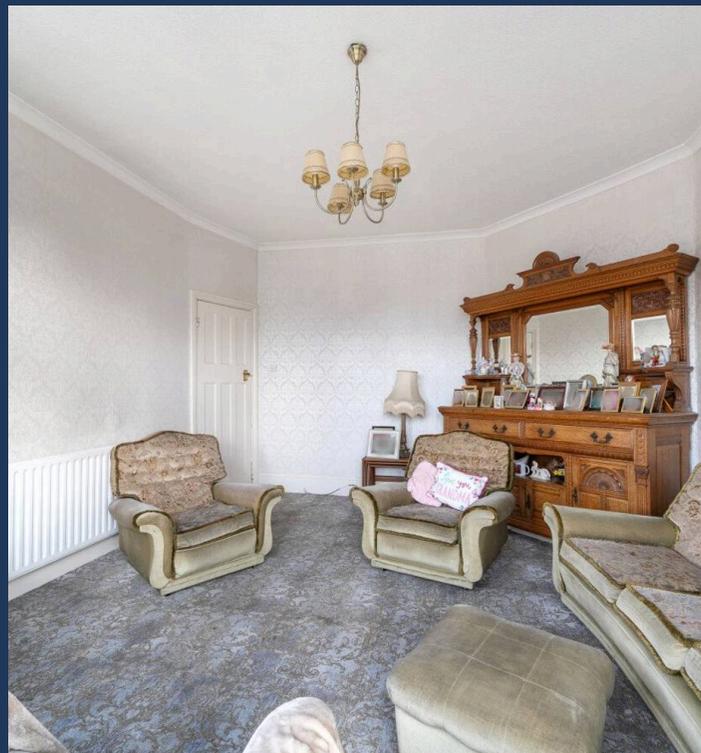
This impressive four-bedroom semi-detached house is ideally located on a sought-after Hornchurch road. Offered with **no onward chain** for a swift purchase, this spacious home is a fantastic opportunity for growing families.

Interior Highlights

- **Living Spaces.** A welcoming hallway leads to a bright, airy living room and a separate dining room, perfect for family meals and entertaining.
- **Kitchen.** The well-equipped fitted kitchen offers ample storage and workspace for daily meal prep.
- **Bedrooms & Bath.** Upstairs features four generously sized, light-filled bedrooms and a modern family bathroom.

Exterior & Potential

- **Parking & Garden.** The front provides valuable off-road parking. To the rear is a standout **140ft garden**, mainly laid to lawn with mature shrubs for privacy—ideal for play, entertaining, or adding a garden office.
- **Extension Potential.** The substantial plot offers excellent scope to extend (STPP) while retaining a large outdoor area.

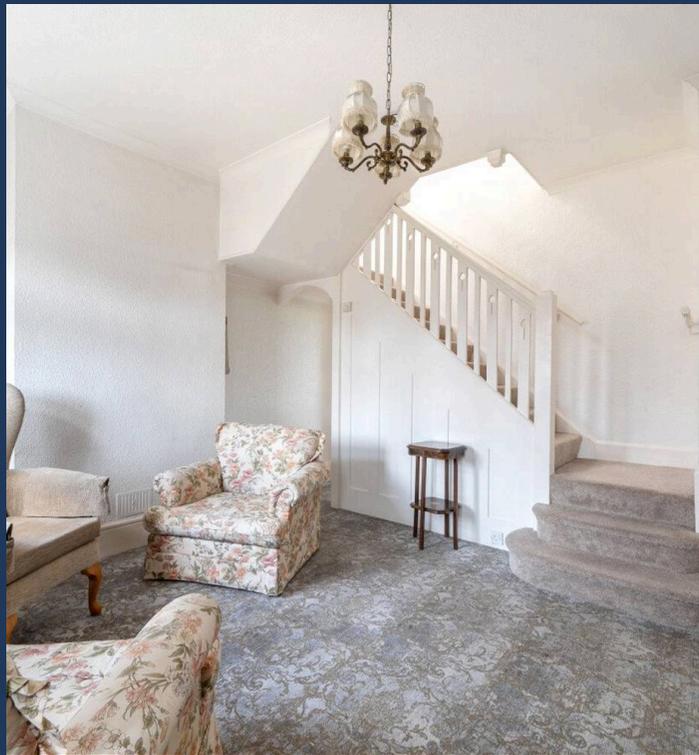


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Prime Location

- **Amenities.** Close to Hornchurch Town Centre's vibrant mix of high-street retailers, independent boutiques, and restaurants.
 - **Education.** Conveniently located near **Hacton Primary (Ofsted: Outstanding)** and Langtons Junior and Infants (Ofsted: Good).
- Early viewing is highly recommended to appreciate this home's scale and potential.

- COUNCIL TAX BAND F
- EPC ENERGY EFFICIENCY RATING E
- EPC ENVIRONMENTAL IMPACT RATING E



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Approximate Area = 1467 sq ft / 136.3 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1486 sq ft / 138 sq m

For identification only - Not to scale



Denotes restricted head height

