

# H Together Homes



## MANSARD CLOSE HORNCHURCH

£325,000  
Guide price

\*\*\* GUIDE PRICE OF £325,000-£350,000 \*\*\*

Chain Free One Bedroom House Located in the heart of Hornchurch, this fantastic one bedroom house is offered chain free and presents an excellent opportunity for first time buyers, downsizers, or investors looking to secure a sought-after property.

Internally, the property boasts a bright and spacious open plan living area with a fully fitted kitchen, perfect for modern living and entertaining. To the first floor, you'll find a generous double bedroom, a well appointed family bathroom, and a large double storage cupboard on the landing ideal for keeping everything neatly tucked away.

Externally, the property truly stands out with its own private gated garden, providing a rare and valuable outdoor space perfect for relaxing, hosting, or enjoying a bit of privacy.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
407 ft<sup>2</sup>  
Reduced headroom  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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