



## Ardleigh Green Road, Hornchurch, RM11 2LF

### Offers In Excess Of £850,000



**\*\* FOUR DOUBLE BEDROOM HOUSE WITH 140FT GARDEN & STUNNING KITCHEN / DINER. LARGE PLOT WITH LAND TO SIDE OF GARDEN. IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION \*\***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom, semi-detached family home located on Ardleigh Green Road, Hornchurch, RM11. The property is beautifully presented throughout and boasts over 1850 sq ft of internal accommodation. It is ideally located within walking distance of Gidea Park Station (Elizabeth Line) and is the perfect family home, ready to move into.

Accommodation comprises; ground floor - entrance hallway, two good size reception rooms, ground floor w/c, utility room, an incredibly bright and spacious kitchen/diner with modern fittings throughout, which leads out to a well-maintained private garden of 140ft with side return providing access from the front. There is a fully powered outhouse of 200 sq ft to the back of the garden, which is used as a home office, with kitchenette and self contained shower room. The garden is a huge plot with a section to the side which allows ample room for further outbuildings as required. The first floor boasts three double bedrooms (master bedroom boasting an en-suite), and a modern four-piece family bathroom suite. The converted loft space on the second floor, comprises a great size fourth double bedroom.

Externally there is the huge garden to the rear with side access and well-built outhouse, as well as off-street parking to the front for at least 3 cars. The property is situated ideally for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- FOUR DOUBLE BEDROOMS
- 140FT REAR GARDEN WITH OUTHOUSE
- OFF STREET PARKING FOR MULTIPLE CARS
- TWO RECEPTIONS & THREE BATHROOMS
- STUNNING KITCHEN / DINER WITH BI-FOLD DOORS
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME

### Viewing

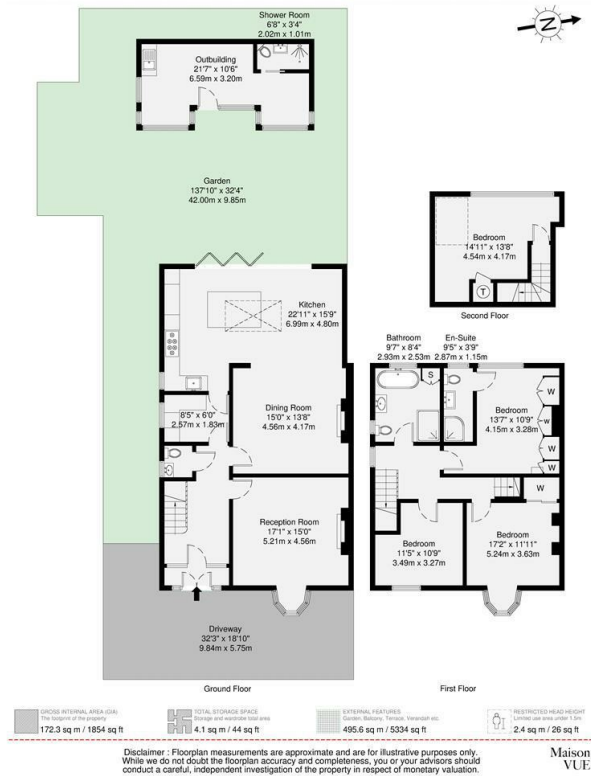
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







Ardleigh Green Road, RM11 172.3 sq m / 1854 sq ft  
18.9 sq m / 203 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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