



## Oak Glen, Hornchurch, RM11 2NS

### Offers In Excess Of £575,000



**\*\*SEMI-DETACHED BUNGALOW IN A PRIME LOCATION — WITHIN WALKING DISTANCE OF GIDEA PARK STATION AND IN THE CATCHMENT AREA FOR ARDLEIGH GREEN PRIMARY SCHOOL (OUTSTANDING OFSTED RATING)\*\***

Guide Price: £600,000 - £625,000

OC Homes is delighted to present this well-maintained three-bedroom semi-detached bungalow, ideally situated in one of Hornchurch's most sought-after locations. The property offers excellent potential to extend into the loft to create an additional bedroom and bathroom (subject to planning permission).

Accommodation comprises; two double bedrooms, single bedroom, modern fitted kitchen, a contemporary three-piece shower room, reception room with dining area at the rear of the property. Externally, there is a well maintained 105ft south-facing garden, with ample space to extend and create a larger living space.

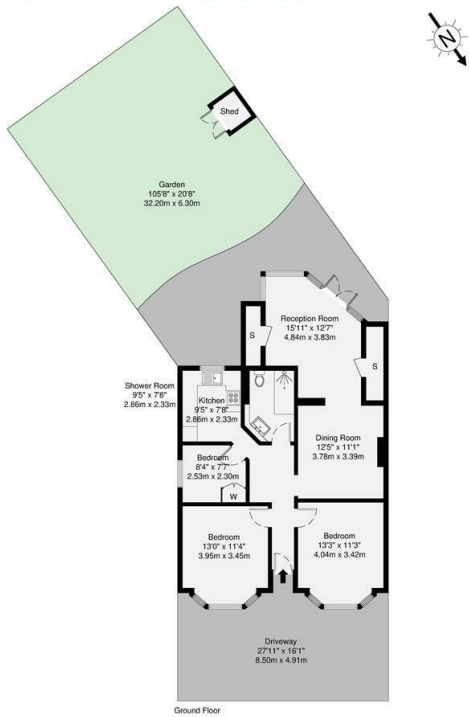
Further benefits include a private driveway, a sizeable loft with conversion potential, and close proximity to local amenities, reputable schools, and excellent transport links, including Gidea Park Station (Elizabeth Line). The property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- SOUGHT AFTER LOCATION
- LARGE LOFT SPACE
- 105 FT SOUTH FACING GARDEN
- EXCELLENT CONDITION THROUGHOUT
- IDEAL FAMILY HOME
- CATCHMENT AREA FOR OUTSTANDING SCHOOLS
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

#### 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.





**CROSS INTERNAL AREA (GFA)**  
The footprint of this property:  
88.9 sq m / 956 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe built area:  
4 sq m / 43 sq ft

**EXTERNAL FEATURES**  
Climax, Heating, Trench, Transoms etc.  
249.9 sq m / 2690 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited on one side only: 1.9m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) <b>A</b>	79
(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	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) <b>A</b>	79
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



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