



**Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Abbs Cross Lane,  
Hornchurch, Essex,  
RM12**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Charming 1902 built Victorian Home
- Highly sought after location
- Close to Hornchurch Town Centre and transport links
- Large well kept rear garden
- Light & Bright Conservatory
- Main Bedroom on the 2nd floor with views across Harrow Lodge Park

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner : 24'0 x 11'4 (7.32m x 3.46m)

Kitchen: 18'0 x 6'0 (5.49m x 1.83m)

Conservatory: 13'0 x 10'0 (3.97m x 3.05m)

### FIRST FLOOR

Landing

Bedroom 2 : 12'5 x 8'5 (3.79m x 2.57m)

Dressing Room: 11'5 x 8'2 (3.48m x 2.49m)

Bathroom: 10'3 x 5'9 (3.13m x 1.75m)

### SECOND FLOOR

Bedroom 1 : 15'6 x 9'9 (4.73m x 2.97m)

### OUTSIDE

Large Rear Garden

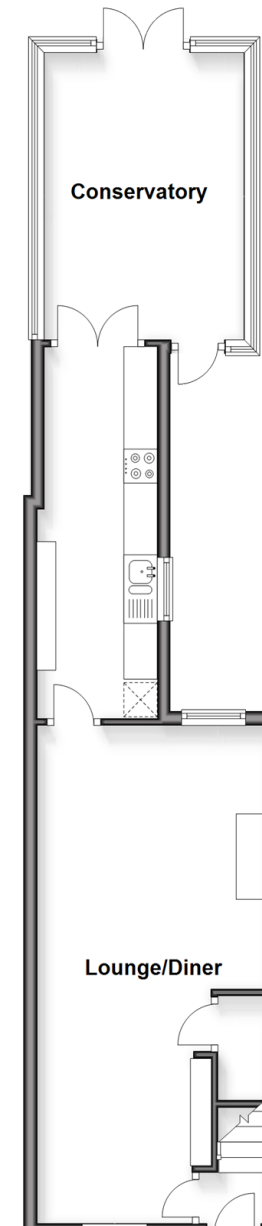
Front Garden

Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

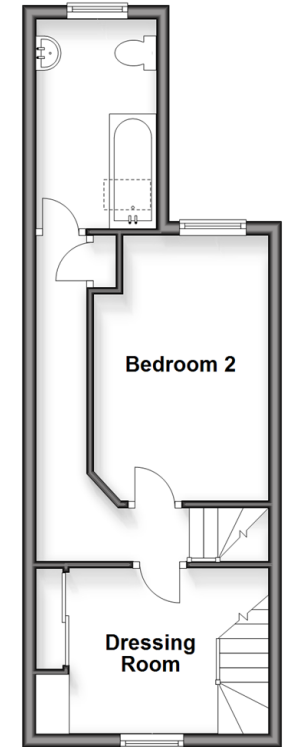
### Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



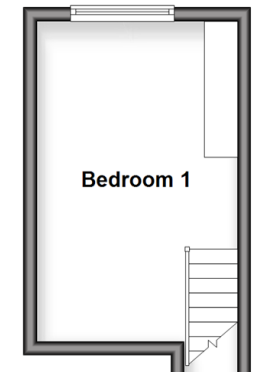
### First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



### Second Floor

Approx. 14.8 sq. metres (159.8 sq. feet)



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