



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  2x 

**Ascot Gardens,  
Hornchurch, Essex,  
RM12**

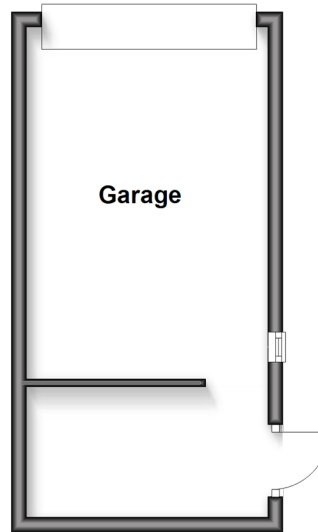
**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards

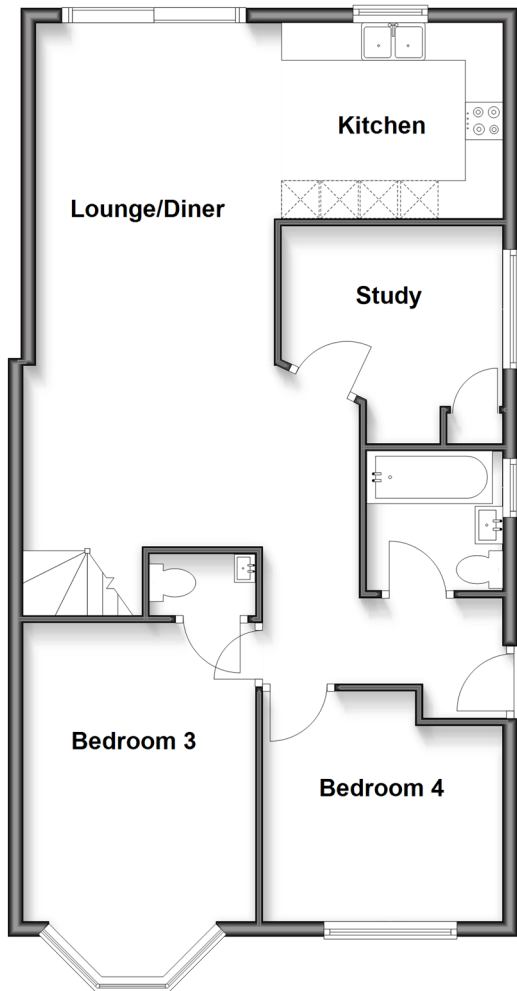
## Outbuilding

Approx. 21.1 sq. metres (226.9 sq. feet)



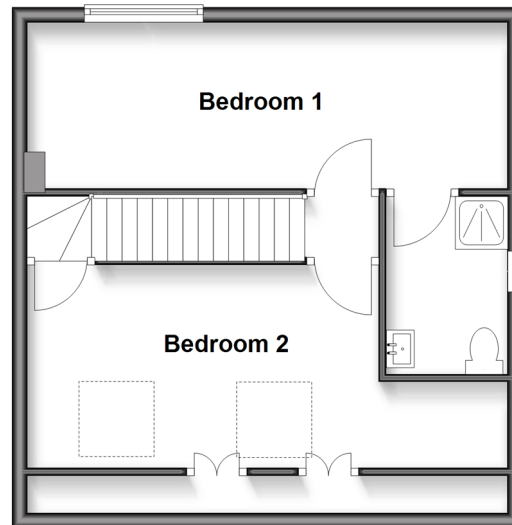
## Ground Floor

Approx. 76.1 sq. metres (819.5 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Bedroom 3: 15'2 x 10'11 into bay (4.63m x 3.33m)

En-suite Toilet

Bedroom 4: 11'0 x 10'4 (3.36m x 3.15m)

Bathroom

Lounge/Diner: 23'2 x 11'2 (7.07m x 3.41m)

Kitchen: 9'5 x 8'2 (2.87m x 2.49m)

Study: 8'7 x 8'2 (2.62m x 2.49m)

### FIRST FLOOR

Landing

Bedroom 1: 20'6 x 7'3 (6.25m x 2.21m)

En-Suite Shower Room

Bedroom 2: 15'0 x 9'6 (4.58m x 2.90m)

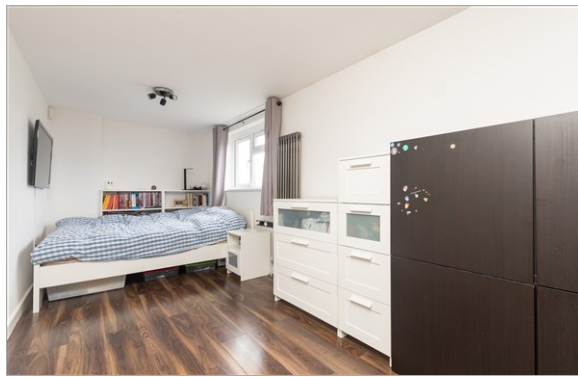
### OUT BUILDING

Garage

### OUTSIDE

Rear Garden

Off Road Parking



## Main features

- Extended and improved chalet bungalow offered with no onward chain
- Open plan lounge/diner & kitchen
- Off road parking to front with detached garaged accessed via the rear
- Situated on the popular Racecourse development
- Conveniently located less than half a mile to Hornchurch Train Station

## Nearest Schools

Primary Schools: Suttons Primary 0.5 miles, Hacton Primary 0.5 miles, Scotts Primary 1.0 miles  
Secondary Schools: Abbs Cross Academy 1.3 miles, The Sanders Draper School and Specialist Science College 1.3 miles, Sacred Heart of Mary Girls' School 1.7 miles

## Transport Information

Train Stations: Hornchurch 0.3 miles, Upminster Bridge 1.3 miles, Elm Park 1.8 miles, Emerson Park 1.6 miles, Upminster 2.1 miles

## Address

Ascot Gardens, Hornchurch, Essex, RM12

## Directions

For directions to this property please contact us.



Call Hornchurch Branch 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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