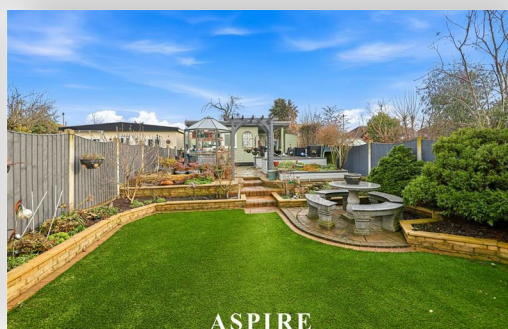


*To arrange a viewing contact us  
today on 01268 777400*



## **Albany Road, Hornchurch Offers in excess of £625,000**

Aspire Estate Agents are delighted to present this beautifully appointed three/four-bedroom semi-detached family home, offering flexible and stylish accommodation ideally suited to modern family living and ready for immediate occupation. Ideally located close to excellent transport links, well-regarded schools, and local amenities, this is a property ready to move straight into.

The ground floor provides excellent versatility, offering space, comfort, and modern convenience, featuring two reception rooms, one of which could be perfectly positioned within a desirable residential location, used as a fourth bedroom, home office, playroom, or study, depending on individual needs. The true heart of the home is the bespoke T-shaped open-plan kitchen/diner, thoughtfully designed for both everyday family life and entertaining. Flooded with natural light, this impressive space offers generous work surfaces, ample storage, and space for a dining table, creating a welcoming hub for family and friends. Completing the ground floor is a newly fitted contemporary shower room, benefiting from an electric opening window for ventilation.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a recently installed modern family bathroom finished to a high standard.

The property further benefits from a fully boarded, raised loft with upgraded insulation, providing excellent additional storage space. The boiler has recently been serviced, and the home also benefits from all new radiators fitted earlier this year, offering peace of mind and efficient heating. Sky Full Fibre broadband has also just been installed.

Externally, the home continues to impress. The rear garden is beautifully landscaped and meticulously maintained, providing an attractive and practical outdoor space. To the rear of the garden is a fully insulated and powered garden office, ideal for home working, running a business, or use as a private retreat. Two substantial sheds provide further versatile storage or workshop potential.


Situated within the popular and family-friendly area of Hornchurch, the property benefits from excellent transport links. Elm Park and Hornchurch District Line stations are both within easy reach, offering direct access into Central London in under 40 minutes, while Romford Station (approximately 1.1 miles away) provides Elizabeth Line services.

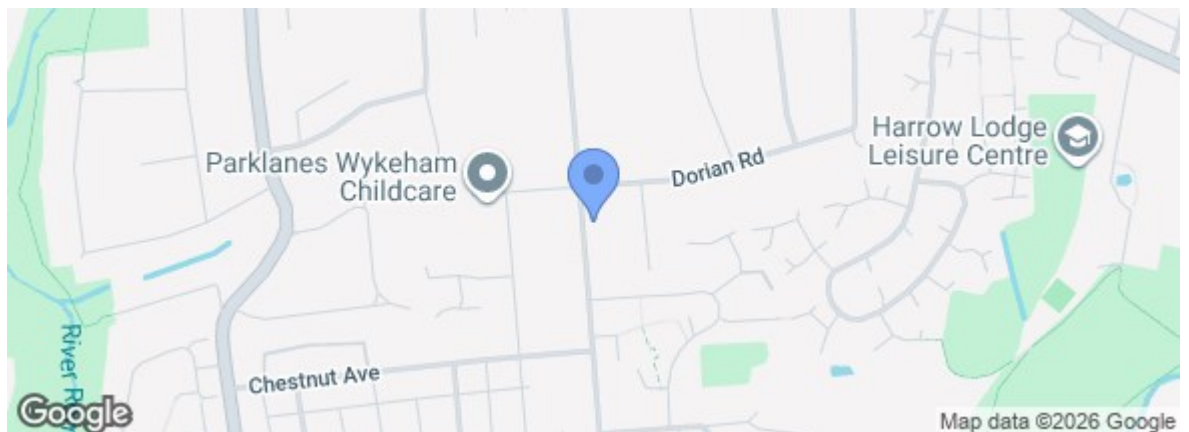
The area is highly regarded for schooling, with Harrow Lodge Primary School, Hornchurch High School, and St Mary's Catholic Primary School all nearby. Hornchurch town centre offers a vibrant mix of shops, cafés, restaurants, and cultural attractions including the Queen's Theatre, while nearby green spaces such as Langtons Gardens and Harrow Lodge Park provide excellent leisure options.

A superbly presented and highly versatile home





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.