



Manor Crescent, Hornchurch, RM11 2EH Offers In The Region Of £550,000



** IDEAL PROJECT HOME WITH OFF STREET PARKING & GARAGE IN SOUGHT AFTER LOCATION **

* VIRTUAL TOUR AVAILABLE ONLINE *

OC Homes are delighted to present to the sales market this three-bedroom semi-detached family home located on Manor Crescent, Hornchurch, RM11. The property is coming to the market for the first time in almost 70 years having been bought by the current owners from new in the 1950s. It is ideally located within walking distance to Gidea Park Station (Elizabeth Line) and boasts huge potential to develop into a dream home.

The property has been a much loved family home with the same owner since it was built and offers huge scope for a new buyer to add value and turn into the perfect family home on a sought after street. Accommodation comprises; ground floor - entrance hallway, reception room, dining room and a good size kitchen / diner, which leads out to a private garden and garage. The first floor boasts three double bedrooms, and a family bathroom as well as access to a loft space which can be converted into a further bedroom or two with bathroom (STPP).

Externally there is a quaint private garden to the rear with potential for rear access (there used to be a gate to the pathway to the rear), off street parking to the front, as well as a garage. 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.

- IDEAL RENOVATION PROJECT
- POTENTIAL FOR SIDE & REAR EXTENSIONS
- OFF STREET PARKING & GARAGE
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

Viewing

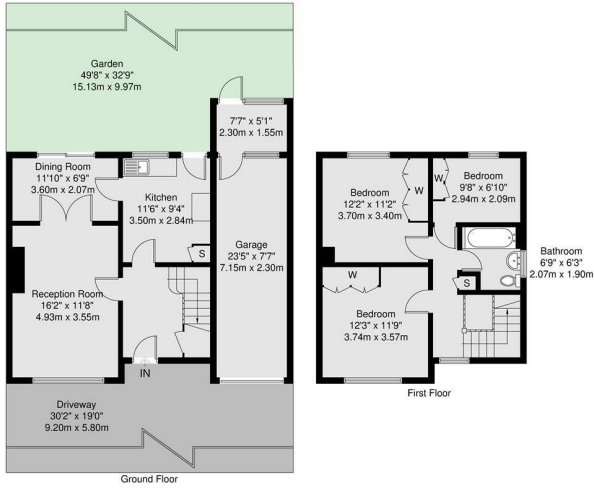
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Manor Crescent, Hornchurch, RM11

GROSS INTERNAL AREA
108.8 sq m / 1171 sq ft



GROSS INTERNAL AREA (GIA)
The largest part of the property
108.8 sq m / 1171 sq ft

TOTAL STORAGE SPACE
Garage, Binstore, Shed, etc.
3.4 sq m / 36 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, etc.
165.8 sq m / 1784 sq ft

RESTRICTED HEAD HEIGHT
Landing, etc.
0.0sq m / 0.0 sq ft

Maison
VUE

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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		38
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

England & Wales 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.



164 Balgores Lane, Gidea Park, Essex, RM2 6BS
t. 01708989888 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk