



## Manor Crescent, Hornchurch, RM11 2EH Offers In Excess Of £750,000



\*\* WONDERFUL 4/5 BEDROOM HOUSE WITH OFF-STREET PARKING. OVER 1500 SQ FT \*\*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market, this well presented, classically decorated four-bedroom, semi detached family home located on Manor Crescent, Hornchurch, RM11. The property has been lovingly renovated and extended over the years by the current owner and boasts over 1500 sq ft of internal accommodation. It is ideally located within walking distance to Gidea Park Station (Elizabeth Line) and is perfect for easy access into the City and beyond with a choice of local amenities.

The property has been a much-loved family home and was extended to the rear and side with a double-side extension, creating a generous living space. It is the perfect family home on a sought-after cul-de-sac with further potential to convert the loft if desired. Accommodation comprises; Ground floor - entrance hallway, spacious reception room, second reception / study room (which can be used as 5th bedroom) with en suite wet room, ground floor w/c, a bright and spacious kitchen with dining room, which leads out to a private garden. The first floor boasts four bedrooms and family shower room, as well as access to a loft space with can be converted into a further bedroom or two with a bathroom (STPP).

Externally there is a well-maintained garden with shed to the rear and off-street parking to the front. 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.

- 4/5 BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING
- EXTENDED TO THE SIDE AND REAR
- OVER 1500 SQ FT
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- LOTS OF LOCAL AMENITIES
- QUIET RESIDENTIAL CUL-DE-SAC

### Viewing

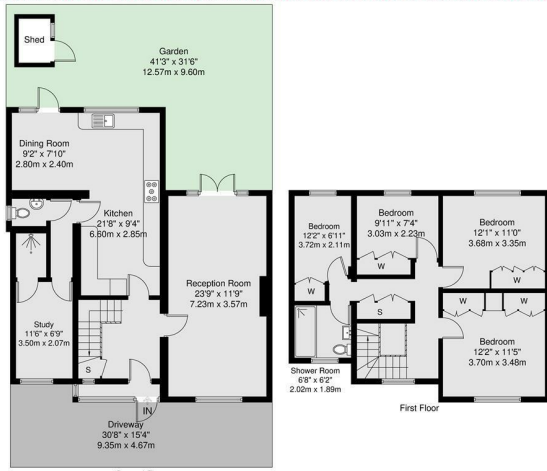
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Manor Crescent, RM11

GROSS INTERNAL AREA  
140.8 sq m / 1515 sq ft



GROSS INTERNAL AREA (GIA)  
140.8 sq m / 1515 sq ft

TOTAL STORAGE SPACE  
6.4 sq m / 69 sq ft

EXTERNAL STRUCTURAL FEATURES  
147.1 sq m / 1583 sq ft

RESTRICTED HEAD HEIGHT  
0.0sq 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
70	83

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
60	76

Very environmentally friendly - lower CO<sub>2</sub> emissions

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.



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