



## Squirrels Heath Lane, Hornchurch, RM11 2EA Offers In Excess Of £700,000



**\*\* DETACHED HOUSE WITH 110FT GARDEN & STUNNING KITCHEN / DINER. CLOSE TO GIDEA PARK STATION \*\***

**\*\*GUIDE PRICE OF £700,000 - £750,000\*\***

OC Homes are delighted to present to the sales market, this wonderful four-bedroom, detached family home located on Squirrels Heath Lane, Hornchurch, RM11. The property is beautifully presented throughout and boasts over 1750 sq ft of internal accommodation. It is ideally located within walking distance of Gidea Park Station (Elizabeth Line) and is the perfect family home, ready to move into.

Accommodation comprises a ground floor - entrance hallway, two reception rooms on either side of the hallway, an incredibly bright and spacious kitchen/diner with modern fittings throughout, which leads out to a well-maintained private garden of over 100ft with side return providing access from the front. The first floor boasts four double bedrooms and a modern three-piece family bathroom suite.

Externally there is a well-maintained garden to the rear with side access and a well-built outhouse, as well as off-street parking to the front for at least 3 cars. 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.

- DETACHED HOUSE OF OVER 1750 SQ FT
- BEAUTIFUL REAR EXTENSION
- SUPERB CONDITION THROUGHOUT
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- OVER 100 FT REAR GARDEN

### Viewing

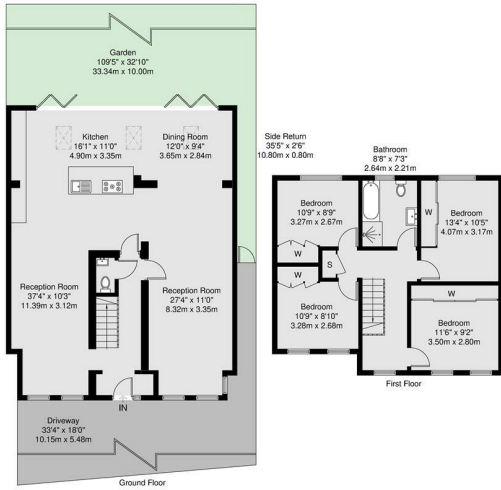
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Squirrels Heath Lane, Hornchurch, Essex RM11

GROSS INTERNAL AREA  
163.3 sq m / 1758 sq ft



GROSS INTERNAL AREA (GIA)  
The largest part of the property  
163.3 sq m / 1758 sq ft

TOTAL STORAGE SPACE  
STORAGE AND WARDROBE (S&W) AREA  
6.2 sq m / 66 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah, etc.  
382.1 sq m / 4112 sq ft

RESTRICTED HEAD HEIGHT  
LIMITS USE WITH UNDER 1.9m  
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                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 75                      | 83        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | 80                      | 80        |
|                                                                 |  | 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 Balgore Lane, Gidea Park, Essex, RM2 6BS  
t. 01708989888 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk