



## South End Road, Hornchurch, RM12 5NX Offers In Excess Of £525,000

3 2 2 D

**\*\* STUNNING 3 BED 2 BATH FAMILY HOME WITH AMPLE OFF STREET PARKING & OUTHOUSE \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the sales market, this wonderfully presented three bedroom semi-detached house in Hornchurch, RM12. The property has been fully renovated by the current owners, and is beautifully presented throughout, as well as being a 10 minute walk from Elm Park Tube Station.

Accommodation comprises; Ground Floor - large entrance hallway, ground floor shower room, reception room, modern kitchen leading to spacious dining area, which goes out to the rear garden with fully powered outhouse. First Floor - three bedrooms with modern three piece bathroom, and access to a sizeable loft space which can be converted to accommodate a further bedroom and bathroom (STPP). Externally the property has ample off street parking to the front with side access, and the low maintenance rear garden boasts access to a fully powered outhouse and storage area.

The property is ideal for a family and is ready to move into, having been tastefully renovated recently by the owners. It has superb transport links, fantastic school options, and a number of local amenities. To arrange a viewing please call the OC Homes Sales team.

- 3 BED SEMI DETACHED HOUSE
- AMPLE OFF STREET PARKING
- SIDE ACCESS
- SUPERBLY PRESENTED THROUGHOUT
- 10 MINUTE WALK TO ELM PARK TUBE
- LOT OF LOCAL AMENITIES

### 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.



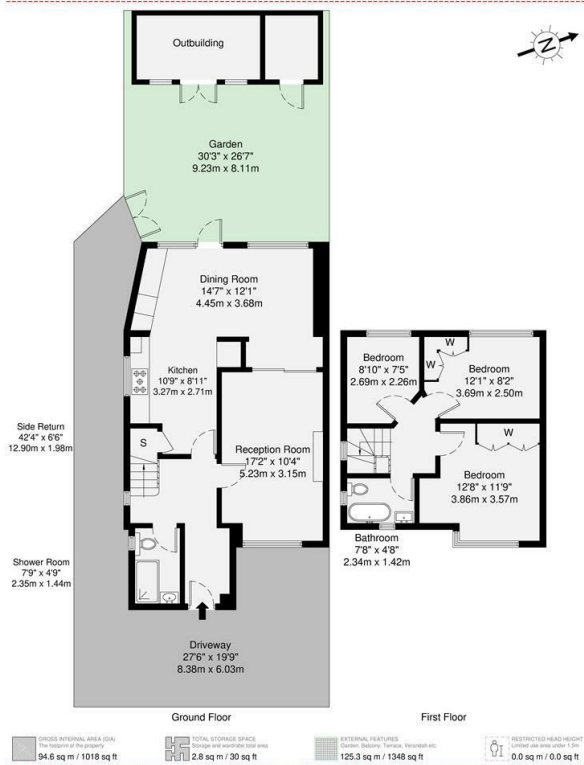




South End Road, RM12

94.6 sq m / 1018 sq ft

GROSS INTERNAL AREA



## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (38-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| Current                                     |         |           |
| Potential                                   |         |           |
| 85  |         |           |
| 59  |         |           |

England &amp; Wales

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   |         |           |
| (38-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Current   |         |           |
| Potential   |         |           |
| 85  |         |           |
| 52  |         |           |

England &amp; 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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