



## Mendip Road, Hornchurch, RM11 1LL

### Offers In Excess Of £550,000



**\*\* GREAT SIZE 4 BED 3 BATH FAMILY HOME WITH OFF STREET PARKING AND 85 FT SOUTH FACING REAR GARDEN IN HORNCHURCH \*\***

OC Homes are delighted to present to the sales market this great size four bedroom home in Hornchurch, RM11. The property is located on a quiet residential street off Park Lane, moments from Park Lane Recreation Ground with off street parking and an 85 ft rear garden. The property is perfect for a first time buyer or family looking to move into the area, with lots of local amenities and excellent transport links.

Accommodation comprises; ground floor - entrance hallway, reception room, second reception, ground bathroom, kitchen / diner and a great size south facing private garden with a good size outbuilding. First Floor; three bedrooms and bathroom. The second floor is the converted loft space which offers a great size double bedroom with en-suite shower room.

The property boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. It is also within the catchment area to some excellent local schools. To arrange a must see viewing please call the OC Homes Sales team now.

#### 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.

- SIZEABLE 4 BED FAMILY HOME
- OFF STREET PARKING
- THREE BATHROOMS
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- 85 FT REAR GARDEN
- MOMENTS FROM PARK
- EXCELLENT LOCAL SCHOOLS



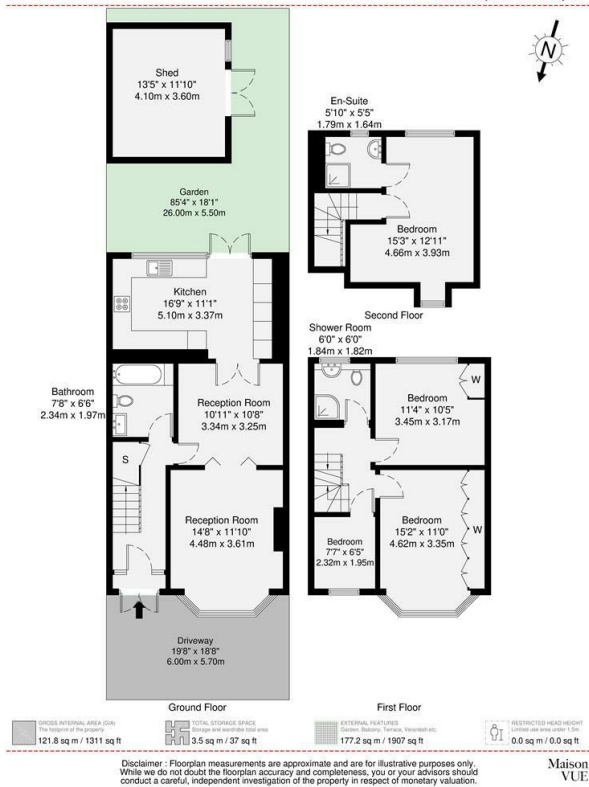




Mendip Road, RM11

GROSS INTERNAL AREA  
121.8 sq m / 1311 sq ft

GROSSED  
14.7 sq m / 158 sq ft



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