



Denbigh Close, Hornchurch, RM11 3EA Offers In Excess Of £475,000



** IDEAL FAMILY HOME READY TO MOVE INTO. WITHIN WALKING DISTANCE TO OUTSTANDING RATED SCHOOLS IN SOUGHT AFTER LOCATION. OFF STREET PARKING & GARAGE **

* GUIDE PRICE - £480,000 TO £500,000 *

OC Homes are delighted to present to the sales market this stunning three bedroom semi-detached family home in Hornchurch, RM11. The property is located within a nice, quiet cul-de-sac with a south facing rear garden, driveway and garage. It is ideally located in a sought after part of Hornchurch, being within easy reach of local parks, a number of local amenities and within walking distance to some very highly rated schools.

The property has been well maintained and beautifully presented by the current owners and is the ideal family home, ready to move into. Accommodation comprises; ground floor - entrance hallway, ground floor w/c, great size double reception room with dining area boasting original parquet flooring, modern kitchen, and well maintained rear garden with garage and side access. First Floor; three well decorated bedrooms, modern three piece bathroom and access to loft space. Externally there is a well presented front driveway as well as south facing rear garden with side access and garage that can be converted into a home office or gym space.

The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links. To arrange a viewing please call the OC Homes Sales team now.

- STUNNING FAMILY HOME
- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC
- GARAGE & DRIVEWAY
- EXCELLENT CONDITION THROUGHOUT
- LOTS 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.

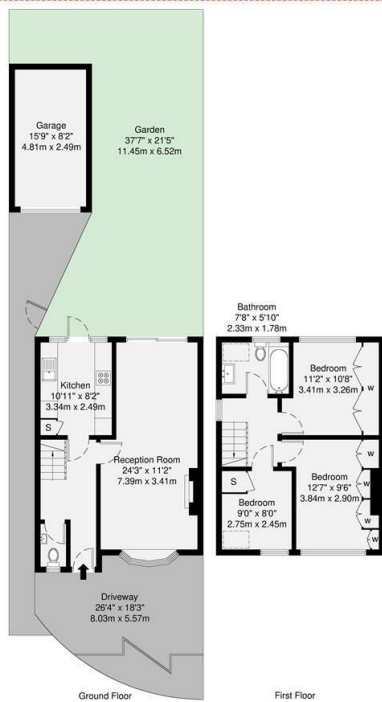




Denbigh Close, RM11

GROSS INTERNAL AREA
80.3 sq m / 864 sq ft

GARAGE
12.0 sq m / 129 sq ft



GROSS INTERNAL AREA (GIA) The total area of the property: **80.3 sq m / 864 sq ft**

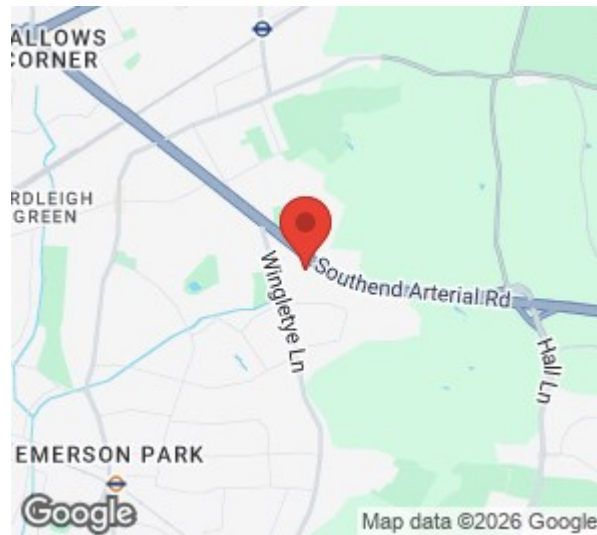
TOTAL STORAGE SPACE Storage and wardrobe floor area: **4.6 sq m / 49 sq ft**

EXTERNAL FEATURES Double Glazing, French Windows, etc.: **119.3 sq m / 1284 sq ft**

RESTRICTED HEADHEIGHT Living and area under 1.9m: **1.2 sq m / 12 sq ft**

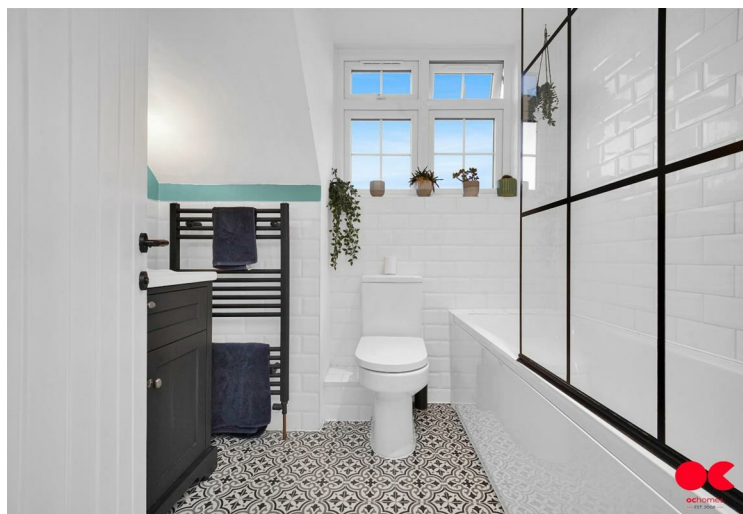
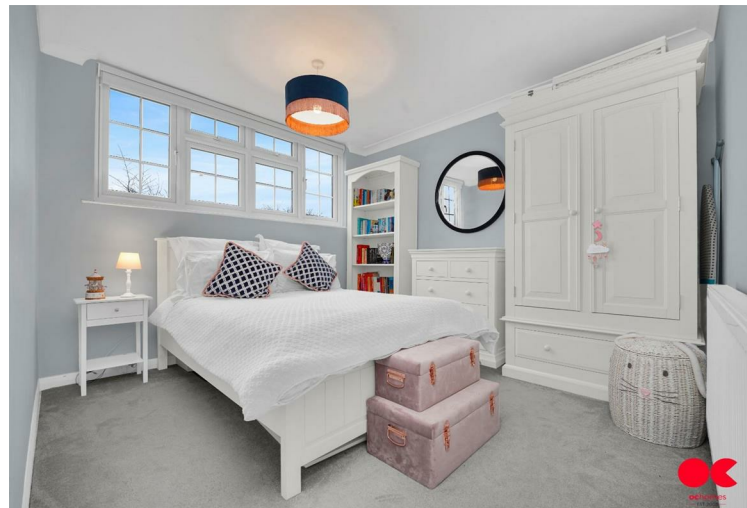
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 86 |
| (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 EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ 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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