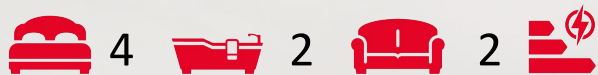




## Ardleigh Green Road, Hornchurch, RM11 2LF Offers In The Region Of £850,000



**\*\* FOUR DOUBLE BEDROOM CHALET BUNGALOW WITH 118FT GARDEN & AMPLE PARKING. IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION \*\***

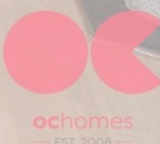
OC Homes are delighted to present to the sales market, this superb four-bedroom detached family home located on Ardleigh Green Road, Hornchurch, RM11. The property is full of character, well presented throughout and boasts circa 1850 sq ft of internal accommodation. It is ideally located within walking distance of Gidea Park Station (Elizabeth Line) and is the perfect family home with scope to improve and extend as required.

Accommodation comprises; ground floor - entrance hallway, two double bedrooms, ground floor bathroom, kitchen / diner, and a bright and spacious reception room with dining area, which leads out via bi-fold doors to a well-maintained private garden of 118ft with side return providing access from the front. There is a fully powered outhouse of to the back of the garden as well as a sizeable garage to the side. The first floor boasts two good size double bedrooms and a large modern four-piece family bathroom suite.

Externally, there is the beautifully maintained west facing garden to the rear with side access, garage, and fully powered outhouse, as well as off-street parking to the front for four 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.

### 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.





Ardleigh Green Road, RM11 171.6 sq m / 1847 sq ft  
 44.0 sq m / 473 sq ft



GROUND INTERNAL AREA (GIM) 171.6 sq m / 1847 sq ft  
 TOTAL STORAGE SPACE 0.9 sq m / 9 sq ft  
 EXTERNAL FEATURES 528.2 sq m / 5685 sq ft  
 RESTRICTED HEAD HEIGHT 10.8 sq m / 116 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 EU Directive 2002/91/EC

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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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