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**Birch Crescent, Hornchurch**

**Offers in Region of £550,000**



No onward chain. A good size family home with lots of space and a double garage with access at rear of garden.

Large family bathroom, downstairs w.c. Main bedroom with shower cubicle and washbasin. Located for schools Junior and Senior and Havering College.

Local transport. Gidea Park Station and Emerson Park Station and access for A12, A127 and M25.

- **FOUR BEDROOMS**
- **END OF TERRACE**
- **DOUBLE GARAGE**
- **LARGE FAMILY HOME**
- **UTILITY ROOM**
- **MODERNISATION REQUIRED**
- **NO ONWARD CHAIN**
- **THREE RECEPTION ROOMS**
- **FITTED WARDROBE TO TWO BEDROOMS**
- **GAS CENTRAL HEATING**

## ACCOMMODATION

### HALLWAY

**SITTING ROOM** 15' 3" x 13' 5" (4.65m x 4.09m)

**LOUNGE** 22' 11" x 15' 6" (6.99m x 4.72m)

**KITCHEN** 13' 7" x 10' 10" (4.14m x 3.3m)

### UTILITY ROOM

**DINING ROOM** 15' 7" x 9' 0" (4.75m x 2.74m)

### CLOAKROOM

### LANDING

**BEDROOM** 16' 9" x 11' 7" (5.11m x 3.53m)

### ENSUITE WITH SHOWER AND W.C.

**BEDROOM** 11' 11" x 9' 6" (3.63m x 2.9m)

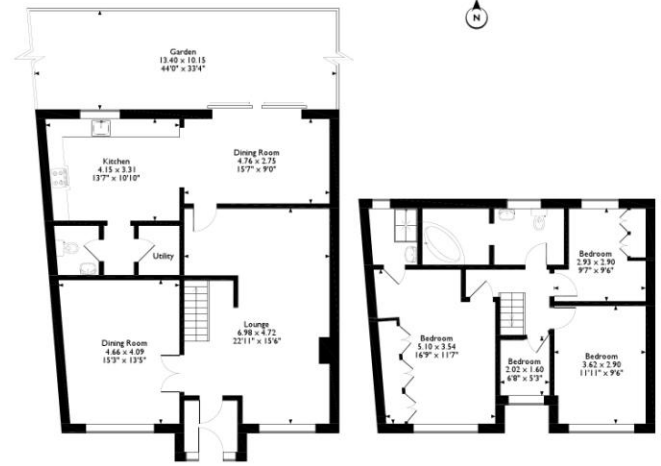
**BEDROOM** 9' 7" x 9' 6" (2.92m x 2.9m)

**BEDROOM** 6' 8" x 5' 3" (2.03m x 1.6m)

### LARGE FAMILY BATHROOM

**GARDEN** 44' 0" x 33' 4" (13.41m x 10.16m)

1, Birch Crescent, Hornchurch  
Approximate Gross Internal Area  
148 Sq M/1588 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.