



**Dymoke Road, Hornchurch, Essex**  
**Semi Detached 3 Bedroom House**

**Price: Offers in Excess Of : £475,000**

*Freehold*



# Dymoke Road, Hornchurch, Essex – Semi Detached 3 Bedroom House

## Property Details:

**Fabulous 3-Bedroom Semi-Detached Home in Hornchurch, Essex – A Perfect Blend of Charm and Potential!** Welcome to your dream home in the popular area of Hornchurch, Essex! This enchanting 3-bedroom semi-detached house boasts timeless character features and offers incredible potential for expansion, making it an ideal choice for families and investment buyers alike.

## Key Features:

- **Spacious Living:** Enjoy the grandeur of high ceilings and the warmth of period fireplaces in each of the two inviting reception rooms. Perfect for cosy evenings and stylish entertaining.
- **Expansive Garden:** Step outside to your very own oasis – a remarkable 110-foot rear garden, providing endless opportunities for gardening, play, and relaxation.
- **Ample Parking:** Conveniently park up to two cars at the front of the house, ensuring ease and accessibility for you and your guests.
- **Character and Charm:** From the elegant high ceilings to the beautifully crafted fireplaces, this home exudes character and charm at every turn.
- **Expansion Potential:** With ample space both inside and out, this property offers huge potential to expand, allowing you to create the home of your dreams tailored to your needs.

Located in the desirable area of Hornchurch, you'll benefit from a peaceful residential setting while being just moments away from excellent local amenities, schools, and transport links. Whether you're looking to create lasting family memories or invest in a property with great potential, this home is a rare find that combines classic elegance with modern possibilities. Don't miss out on this unique opportunity to own a piece of Hornchurch history with endless future possibilities. Contact us today to arrange a viewing and take the first step towards making this charming house your forever home!

## Ground Floor:

**Hallway: 11'5" x 5'7"**. – Entrance from front via storm porch. Solid wood door and small single glazed window to front. Stairs to first floor with under stair storage. Door to sitting room and living room. Meter cupboard. Wood flooring. Smooth ceiling with ceiling rose. Radiator. Neutral décor.

**Sitting Room: 14'5" x 10'10"**. - Double glazed bay window to front aspect. Fitted carpet. Chimney breast with feature fireplace. Texture ceiling with coving. Radiator. Neutral décor.

**Living Room: 16'11" x 11'11"**. – 2 x Double glazed windows, one to rear aspect, one to side aspect. Wood flooring. Chimney breast with feature fireplace. Smooth ceiling with coving and ornate ceiling rose. Double radiator. Neutral décor.

**Kitchen: 14'00" x 9'0"**. – 2 x Double glazed windows and solid wood part glazed door to rear garden. Range of eyelevel and base units giving ample storage. Space for fridge/freezer and dishwasher. Gas hob with extractor over. Integrated Oven and grill. Cupboard with plumbing for washing machine and space for freezer. Stainless steel 1 ½ bowl with mixer tap and drainer. Tiled splash back. Tiled floor. Smooth ceiling. Neutral décor.

**First Floor Landing: 17'4" x 5'7" > 3'5"**. – Access to all first floor accommodation. Fitted carpet. Radiator. Access to Loft.

**Bedroom 1: 14'6" x 10'11"**. - Double glazed bay window to front aspect. Fitted wardrobe. Fitted carpet. Radiator. Chimney breast. Texture ceiling with coving. Neutral décor.

**Bedroom 2: 12'11" x 11'9"**. Double glazed window to rear aspect. Built in wardrobe/storage. Fitted carpet. Radiator. Chimney breast. Smooth ceiling with coving. Neutral Décor.

**Bedroom 3: 14'0" x 8'11"**. Double glazed window to rear aspect. Built in cupboard/storage and airing cupboard housing boiler. Fitted carpet. Radiator. Smooth ceiling with coving. Neutral décor.

**Bathroom: 7'8" x 5'5"**. Double glazed frosted bay style window to front. Panel bath with mixer tap and shower over. Low level W.C. and Vanity sink with storage under. Tiled to walls. Vinyl floor. Radiator. Smooth ceiling.

## Outside:

**Rear Garden:** Approx 110' (unmeasured). Low maintenance rear garden commencing with patio area for 'Al Fresco' summer dining. The rest mainly laid to lawn with border gardens which are home to established shrubs, plants and trees. Shed to remain. Gated side access to front of the property. .

**To Front of property:** Paved drive to front with gated access to rear garden from side. Parking for 2 vehicles. Small border garden with established shrubs and trees.

Only a short walk to Romford Station for the Elizabeth Line into London. Nearest Schools: Hylands Primary 0.4 miles - Bep Academy 0.6 miles – Frances Bardsley 0.5 miles – Harrow Lodge 0.5 miles – St Marys 0.5 miles.

Council Tax Band: D - Local Council: Havering. Approximate gross internal area 100m<sup>2</sup> – 1076 sq ft. EPC: E

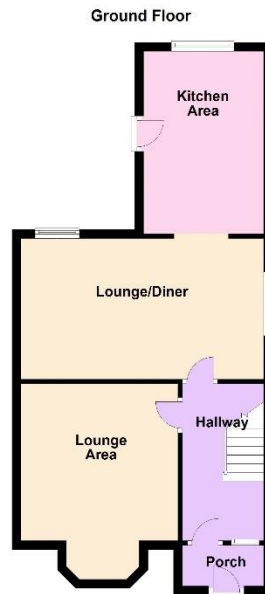
There is huge opportunity to expand the property (STPP)







- 3 Double Bedrooms
- First floor family Bathroom
- Family Lounge
- Sitting Room
- Fitted Kitchen
- 110ft rear garden
- Shed to remain
- Gas Central Heating
- Double glazing
- Off Street Parking for 2 vehicles
- Sought after location



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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