



**Price**  
**£525,000**

**Freehold**

4x  1x  2x 

**Chestnut Avenue,  
Hornchurch, Essex,  
RM12**

**OVER 60?**

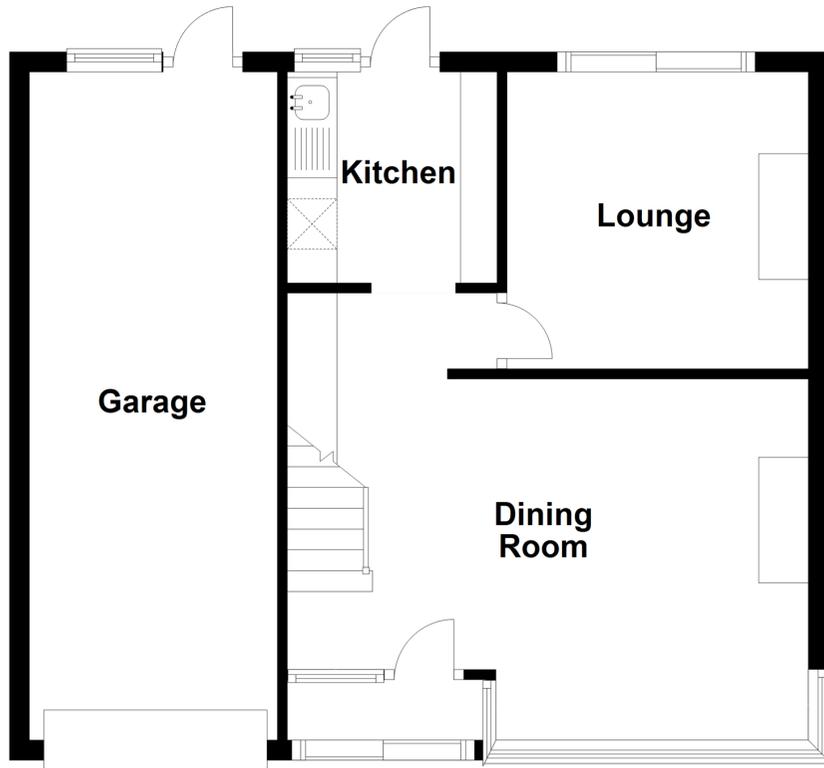
You could get up to  
**59% off** the price!\*



 **DOUGLAS  
ALLEN**  
Helping you move forwards

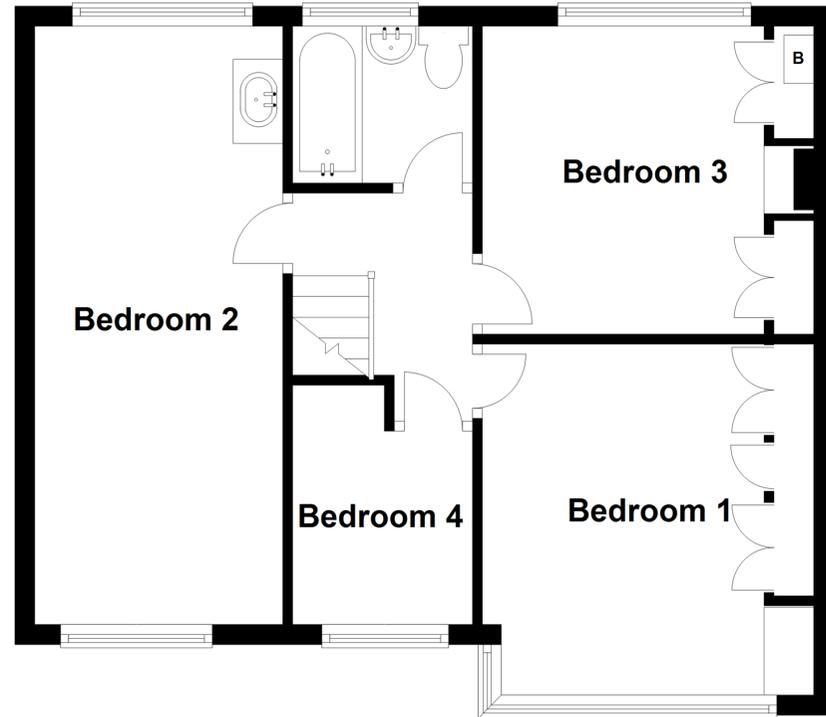
## Ground Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



## Accommodation

### GROUND FLOOR

#### Hallway

**Dining Room:** 17'3 x 13'5 (5.26m x 4.09m)

**Lounge:** 18'8 x 10'1 (5.69m x 3.08m)

**Kitchen:** 7'5 x 6'8 (2.26m x 2.03m)

#### Landing

**Bedroom 1:** 20'0 x 8'11 (6.10m x 2.72m)

**Bedroom 2:** 12'6 x 10'10 (3.81m x 3.30m)

**Bedroom 3:** 10'0 x 9'1 (3.05m x 2.77m)

**Bedroom 4:** 8'1 x 6'0 (2.47m x 1.83m)

#### Bathroom

### OUTSIDE

**Rear garden**

**Driveway**

**Integral garage**

### FIRST FLOOR



## Main features

- Extended and spacious semi detached family home
- Potential to extend further STPP
- Integral garage
- Good size rear garden
- Offered with no onward chain
- Convenient location for schools, amenities and transport links



### Nearest Schools

Primary Schools: Wykeham Primary 0.1 miles, St Mary's Catholic Primary 0.4 miles, Rush Green Junior School 0.6 miles

Secondary Schools: Hornchurch High School 0.4 miles,



### Transport Information

Train Stations: Romford 1.0 miles, Emerson Park 1.4 miles  
Underground Elm Park 0.7 miles, Hornchurch 1.2 miles



### Address

Chestnut Avenue, Hornchurch, Essex, RM12



### Directions

For directions to this property please contact us.



Call Hornchurch Branch 01708 437777 ■ [douglasallen.co.uk](https://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

EPC RATING Lightbulb icon   100% icon	CURRENT: E(54)	POTENTIAL: B(37)
	51915099/20220808/CC1/TF	