



**Price**  
**£415,000**

**Freehold**

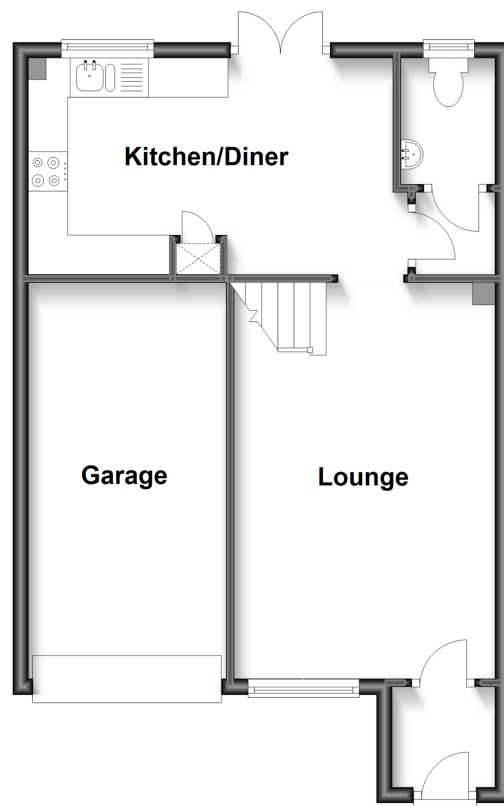
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**Rochester Road,  
Hornchurch, Essex,  
RM12**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

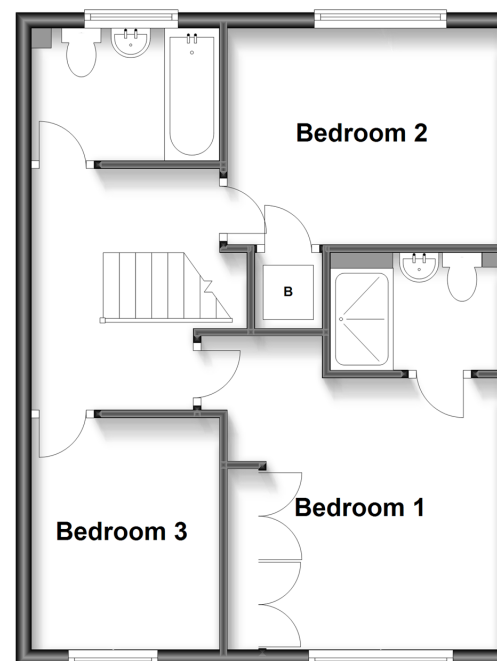
## Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Lounge: 16'5 x 10'9 (5.01m x 3.28m)

Kitchen/diner: 15'3 x 9'7 (4.65m x 2.92m)

Cloakroom

Landing

Bedroom 1: 11'4 x 11'3 (3.46m x 3.43m)

Bedroom 2: 11'4 x 9'5 (3.46m x 2.87m)

Bedroom 3: 9'8 x 7'6 (2.95m x 2.29m)

Bathroom

Front garden

Off road parking

Integral garage

### FIRST FLOOR

### OUTSIDE

Rear garden





## Main features

- Three bedroom semi detached home offered with no onward chain
- In need of some modernisation
- Integral garage and off road parking
- Convenient for local primary and secondary schools
- Situated close to local amenities & Hornchurch Country Park



### Nearest Schools

Primary Schools: The R J Mitchell Primary 0.1 miles, St Alban's Catholic Primary 0.2 miles, Scargill Junior School 0.4 miles. Secondary Schools: Brittons Academy 0.6 miles, The Sanders Draper School and Specialist Science College 0.9 miles, Abbs Cross Academy 1.0 miles



### Transport Information

Train Stations: Rainham 1.5 miles, Emerson Park 2.3 miles, Upminster 2.4 miles. Underground Elm Park 0.8 miles, Hornchurch 1.2 miles



### Address

Rochester Road, 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



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