



Price
£415,000

Freehold

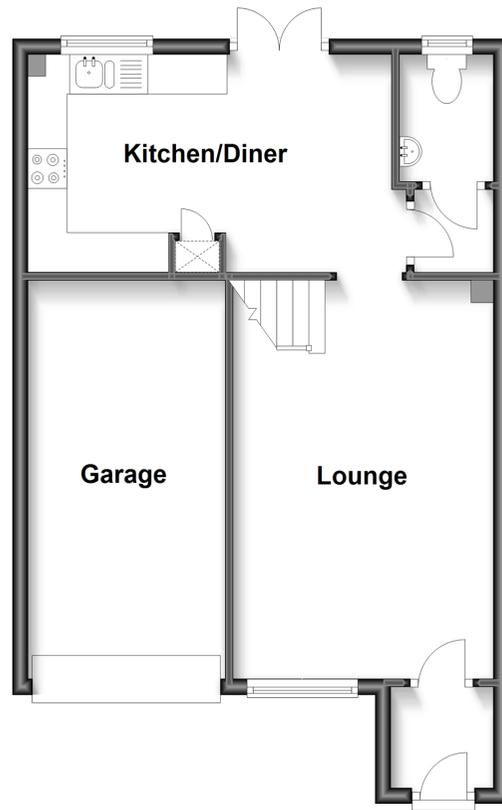
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**Rochester Road,
Hornchurch, Essex,
RM12**

 **DOUGLAS
ALLEN**
Helping you move forwards

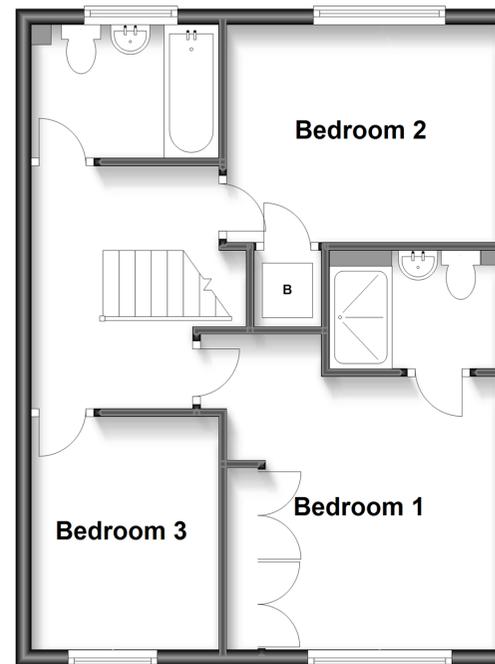
Ground Floor

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



- 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

EPC RATING	CURRENT:	POTENTIAL:
	C(74)	B(36)

51915411/20230811/RG/DT