



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£600,000**

**Freehold**

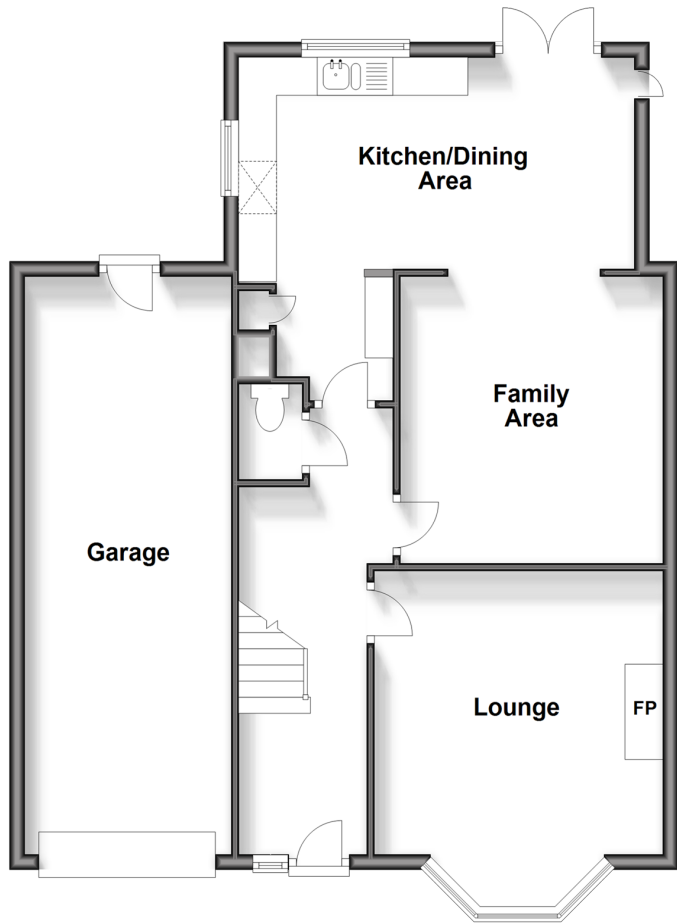
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**Purbeck Road,  
Hornchurch, Essex,  
RM11**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

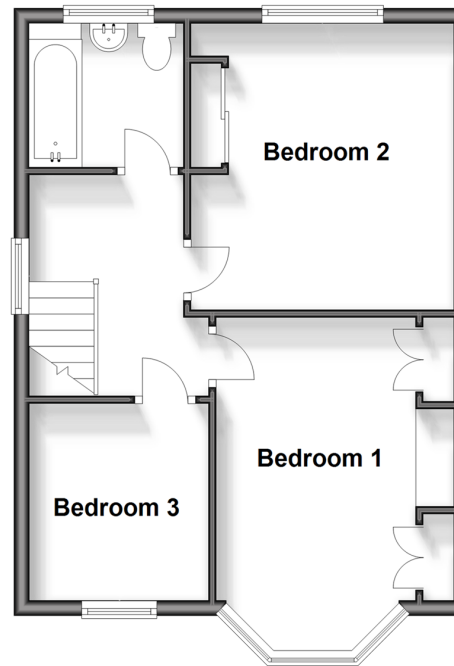
## Ground Floor

Approx. 79.4 sq. metres (854.2 sq. feet)



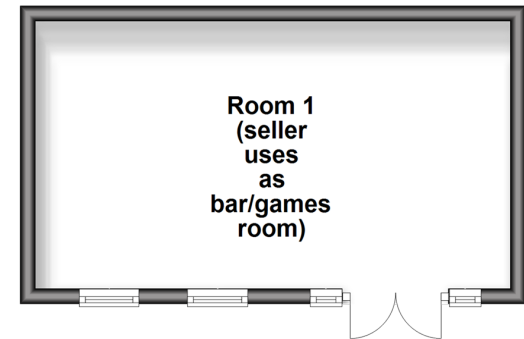
## First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



## Outbuilding

Approx. 22.1 sq. metres (237.7 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
W.C.

Lounge: 14'1 into bay x 12'6 (4.30m x 3.81m)

Dining Area: 12'4 x 11'5 (3.76m x 3.48m)

Kitchen: 18'3 x 6'6 (5.57m x 1.98m)

Kitchen/Dining Area : 17'3 x 9'1 (5.26m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 14'7 into bay x 10'8 (4.45m x 3.25m)

Bedroom 2: 12'5 x 11'4 (3.79m x 3.46m)

Bedroom 3: 8'5 x 7'4 (2.57m x 2.24m)

Bathroom

### OUTSIDE

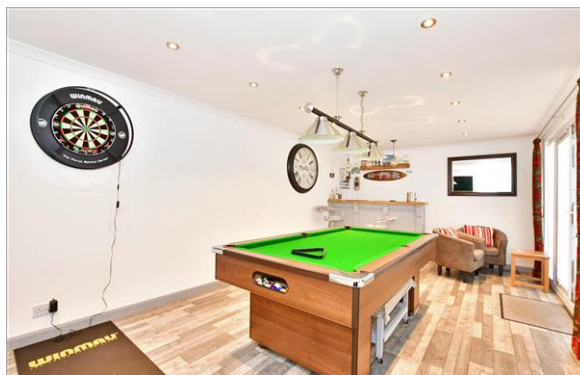
Rear Garden

Games Room

Garage

Off Road Parking





## Main features

- Immaculate family home with ample potential to extend
- Ground floor cloakroom
- Modern kitchen and bathroom
- Large outbuilding/games room
- Off road parking and garage
- Situated less than a mile to Romford Town Centra & Train Station



### Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.1 miles, Wykeham Primary 0.3 miles, Hylands Primary 0.4 miles  
Secondary Schools: Raphael Independent School 0.3 miles, The Frances Bardsley School for Girls 0.4 miles, Hornchurch High School 0.5 miles



### Transport Information

Train Stations: Romford 0.8 miles, Emerson Park 0.9 miles, Gidea Park 1.1 miles, Elm Park 1.1 miles, Hornchurch 1.2 miles, Upminster Bridge 1.6 miles



### Address

Purbeck Road, Hornchurch, Essex, RM11



### 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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