



Price
£625,000

Freehold

3x  1x  2x 

**Vicarage Road,
Hornchurch, Essex,
RM12**

Accommodation

Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



Garage

Approx. 16.5 sq. metres (177.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Entrance Hall

Lounge: 14'9 x 14'9 (4.50m x 4.50m)

Dining Room: 15'11 x 12'9 (4.85m x 3.89m)

Kitchen/Breakfast Room: 15'10 x 8'9 (4.83m x 2.67m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 15'2 x 11'3 (4.63m x 3.43m)

Bedroom 2: 13'4 x 11'9 (4.07m x 3.58m)

Bedroom 3: 8'9 x 8'9 (2.67m x 2.67m)

Bathroom: 5'9 x 5'6 (1.75m x 1.68m)

OUTSIDE

Front Garden

Rear Garden

Off Road Parking

Garage



Main features

- Period 1930's Detached home with driveway & Garage
- Well maintained rear garden in excess of 150'
- Ground floor cloakroom
- Plenty of scope to extend subject to local planning permission
- Popular location
- Hornchurch & Romford Town Centres both accessible



Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.2 miles, Wykeham Primary 0.3 miles, Hylands Primary 0.6 miles
Secondary Schools: Hornchurch High School 0.7 miles, Raphael Independent School 0.7 miles, The Frances Bardsley School for Girls 1.2 miles



Transport Information

Train Stations: Romford 1.5 miles, Emerson Park 1.6 miles, Hornchurch 1.8 miles, Upminster Bridge 1.8 miles, Elm Park 1.9 miles



Address

Vicarage 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:

51915975/20240516/JCS/RG