



WESTMORELAND AVENUE, HORNCHURCH

Spacious and Well Proportioned Four-Bedroom Semi-Detached Home | Total Area Approximately 1825 Square Feet | Rear Garden 101' x 31' | Two Bathrooms | Lounge Open Plan to Dining Room | Kitchen/Breakfast Room | Garden Room | Utility/W.C. | Own Driveway To Garage | Close to Gidea Park Station |

Offers Over £725,000 Freehold | Four Bedroom Semi-Detached EPC E

SSTC

CHARLES STRATTON
ESTATE AGENTS



Substantial Bay-Fronted Semi-Detached Home situated in an excellent position for Gidea Park's Crossrail Elizabeth Line Station, numerous local Schools, Shops and Amenities.

The property is approached by a pathway leading through the front garden to the Entrance Porch and benefits from Own Driveway to Garage.

Accommodation commences with a spacious Lounge which opens to the Dining Room and in turn to the Garden Room and Kitchen Breakfast Room which overlook the Rear Gardens. In addition, there is a Utility/W.C. where once can access the Garage through an internal door.

To the First Floor there are Four Bedrooms, Shower Room, and a Bathroom W.C.

The rear there is a large patio area which enjoys an elevated rear aspect over the well-maintained gardens which measure in excess of 100 feet.

Council Tax Band: F

Tenure: Freehold

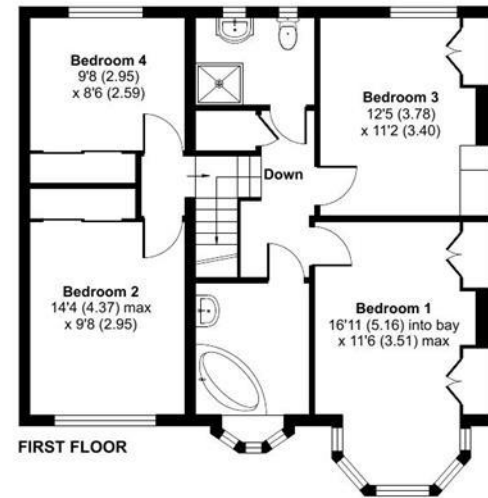
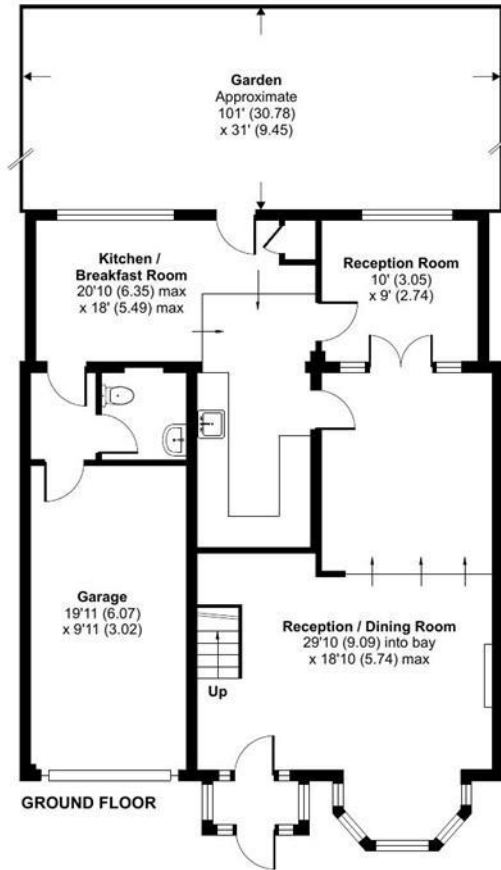




Westmoreland Avenue, Hornchurch, RM11

Approximate Area = 1574 sq ft / 146.2 sq m
 Garage = 251 sq ft / 23.3 sq m
 Total = 1825 sq ft / 169.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Charles Stratton Estates Ltd. REF: 1015946

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.