



HARDLEY CRESCENT, HORNCHURCH

No Onward Chain | Extended Four Bedroom Semi-Detached Home | Cul-De-Sac
Location Close to Gidea Park Railway Station | Two Reception Rooms |
Kitchen/Diner | First Floor Bathroom W.C. | Ground Floor Shower Room W.C. |
Rear Garden Approximately 125' | Close to Ardleigh Green Junior School |

£750,000 Four Bedroom Semi Detached In A Cul-De-Sac Position

SSTC

CHARLES STRATTON
ESTATE AGENTS



Situated in a cul-de-sac location close to Gidea Park Railway Station benefiting from the Crossrail Elizabeth Line connections across London to Heathrow Airport is this four-bedroom bay-fronted semi-detached home.

The property is approached by a paved driveway which leads to an attached garage and provides off-street parking. The front door opens to the Entrance Hallway with doors opening to the Sitting Room, Lounge with views over the 125' Rear Gardens, Kitchen/Diner, and Shower Room W.C. To the first floor there are Four Bedrooms and Bathroom W.C.

The property enjoys a private position at the bottom of a pleasant cul-de-sac and further benefits from being within close proximity to local shops and amenities, Ardeleigh Green Junior School, and is just a short walk to David Lloyd Health Club.





Hardley Crescent, Hornchurch, RM11

Approximate Area = 1204 sq ft / 111.8 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1407 sq ft / 130.6 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). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1077296

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	43		71
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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
 Charles Stratton Estates Ltd

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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/fittings 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.