

# H Together Homes



**WINDERMERE AVENUE  
HORNCHURCH**

**£450,000**  
Guide price

\*\*\* GUIDE PRICE OF £450,000-£475,000 \*\*\*

Location really is everything, and this fantastic family home delivers just that. Situated within easy walking distance of local shops, highly regarded schools, and excellent transport links, it offers the ideal setting for family life.

The property benefits from two off-street parking spaces and opens into a welcoming, spacious hallway perfect for busy family living. On the ground floor, there is a convenient and generously sized shower room, along with a bright and expansive lounge/diner. The standout rear extension creates a wonderful family space, complete with Velux windows that flood the room with natural light, making it ideal for both relaxing and entertaining.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
951 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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