



COLTISHALL ROAD HORNCHURCH

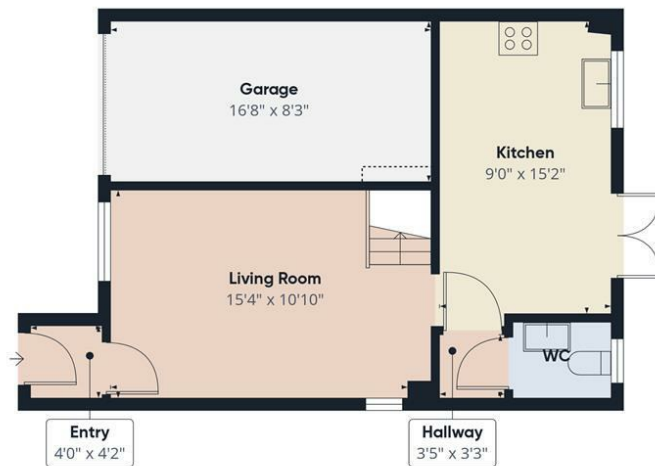
£475,000
Guide price

GUIDE PRICE OF £475000-£500,000

Nestled within one of Hornchurch's most desirable neighbourhoods, this charming semi-detached home on Coltishall Road offers the perfect blend of comfort, convenience, and future potential. With popular schools, local shops, parks, and excellent transport links all within easy reach, it's an ideal setting for families looking to settle in a well connected and friendly community.

Approached via a private driveway, the property currently offers off-street parking for one vehicle, with ample potential to create a second parking space if needed. A welcoming porch leads you into a bright and airy lounge a warm, inviting space perfect for family evenings or entertaining guests. For those seeking additional living accommodation, the adjoining garage presents a fantastic opportunity for extension or conversion (subject to the usual permissions), allowing the home to grow with your family.





Floor 0



Floor 1



Approximate total area⁽¹⁾

962 ft²

Reduced headroom

2 ft²

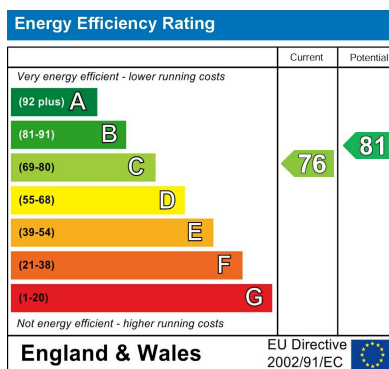
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

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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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