



ROSEBANK AVENUE HORNCHURCH

£450,000
Guide price

*** GUIDE PRICE OF £450,000 to £475,000 ***

If you're searching for a property with potential, look no further. This extended home offers a fantastic opportunity for buyers looking to add their own finishing touches and truly make a space their own.

The property has already been extended to both the front and rear, enhancing the overall living space. It also benefits from a newly fitted bathroom suite, providing a great starting point for further improvements.

To the front, there is off-street parking and potential for side access, subject to requirements, should the garage no longer be needed.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1044 ft²
Reduced headroom
6 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.

GIRAFFE360



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