



STRATHMORE GARDENS HORNCHURCH

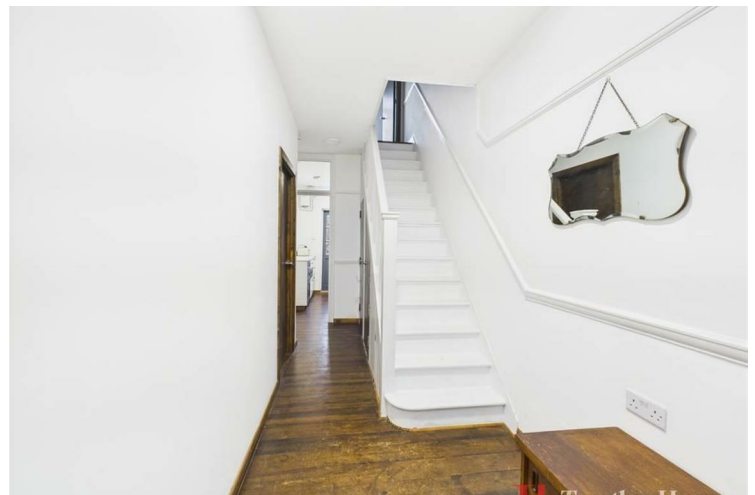
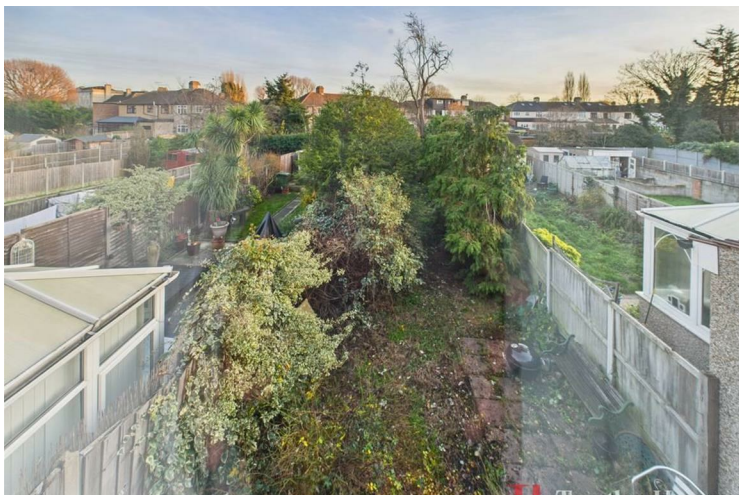
£450,000
Guide price

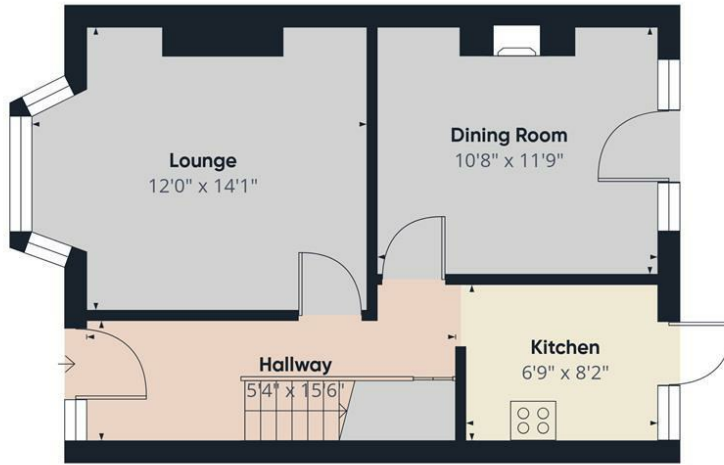
GUIDE PRICE OF £450,000-£475,000

If you are looking for a true blank canvas to create your ideal home, this chain free three bedroom property on the ever popular Strathmore Gardens could be the perfect opportunity. The property is entered via a welcoming hallway leading to the front lounge, which benefits from a bay window allowing plenty of natural light to fill the room. To the rear, there is a separate dining room/second reception room, along with a galley kitchen. Subject to your requirements, the dining room and kitchen could be knocked through to create a larger, open-plan entertaining space, as many neighbouring properties have done.

Externally, the rear garden is of a generous size and is not overlooked, offering excellent potential despite requiring some improvement. Even with a rear extension (subject to planning permission), the garden would remain a great size, in keeping with similar extended homes on the road.

To the first floor, the property offers three bedrooms comprising two doubles and one single, along with a family bathroom. There is also a good-sized loft, providing further scope for





Floor 0



Floor 1

Approximate total area⁽¹⁾
834 ft²

(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+)	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	
		72
	41	

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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