



## TANGMERE CRESCENT HORNCHURCH

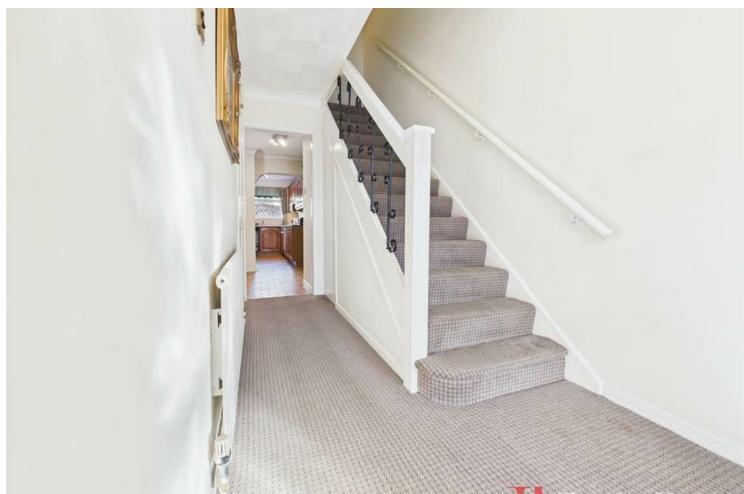
**£425,000**  
Guide price

\*\*\*GUIDE PRICE OF £425,000 - £450,000\*\*\*

This much loved family home is coming to the market for the first time in many years, ready for a new family to make it their own and create just as many happy memories as the current owners have enjoyed.

Set on Tangmere Crescent, right on the doorstep of R J Mitchell Primary School, this is a location that works perfectly for family life. There is also potential for off-street parking (STPP), offering flexibility for the future.

You enter the house through the porch and into a bright, welcoming hallway that immediately feels like home. The property has been thoughtfully extended to the rear, creating a larger





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



<sup>(1)</sup> 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)	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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