



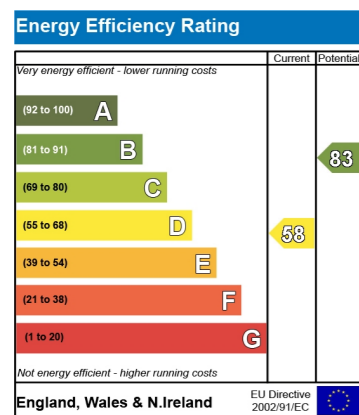
297 Goodwood Avenue, Hornchurch, Greater London. RM12 6DD.



PRICE
£550,000
To
£575,000

Transport Information

Hornchurch Station is a 6 minute walk away 0.3 miles



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Three Bedroom semi detached house
- Beautifully presented throughout
- Three reception rooms
- Parking for two/three cars





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Guide Price £550,000 - £575,000 F/H

Please be aware this is a Sale by Tender property and the prospective purchaser will incur an introductory fee to Aston Fox.

At each individual viewing, we will supply PPE equipment.

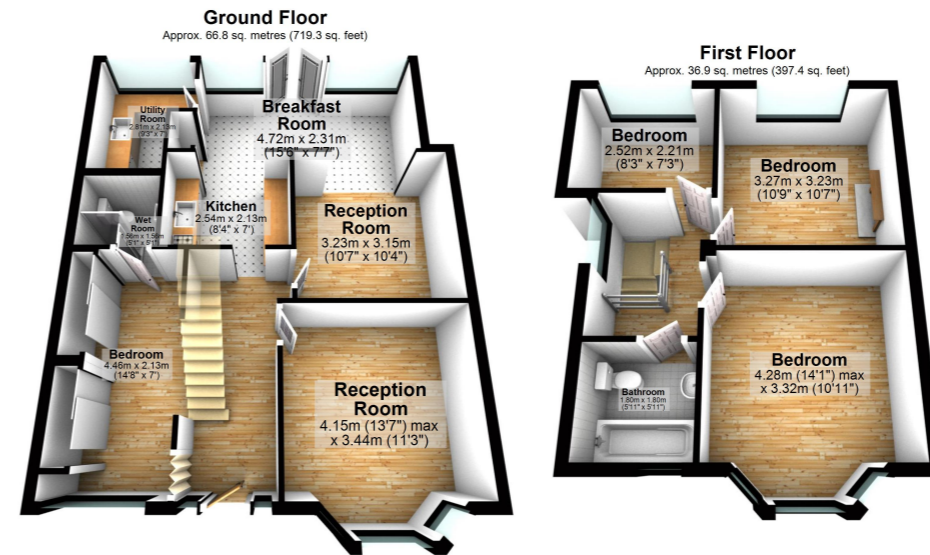
Stunning surrounds, ideal location!

Located on one of Hornchurch's premier turnings with in the sought after Racecourse estate and within walking distance of Hornchurch Station is this Three bedroom semi detached family home. The property has been totally renovated by its current owners to a high standard and is modestly decorated throughout, boasting on the ground of four reception rooms, a beautiful fitted kitchen, ground floor cloakroom.

Rising to the first floor there are Three double bedrooms and a fully fitted family Bathroom. Externally the property boasts of a rear garden that extends to Approx 75 ft and is well stocked with flowering perennials, but is also an ideal space the children to run free and play.

Being located close to Hornchurch station gives access to the District Line and Hammersmith and city lines, Romford Station is a short ride away and gives swift access in to London Liverpool street as well as Stratford International, and is soon to be Elizabeth line in the coming year.

What the owner says...



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation

- Ground Floor**
- Reception Room 1**
13' 11" x 11' 3" (4.24m x 3.43m)
- Reception Room 2**
10' 8" x 10' 7" (3.25m x 3.23m)
- Reception Room 3**
14' 0" x 6' 11" (4.27m x 2.11m)
- Reception Room 4**
15' 10" x 7' 8" (4.83m x 2.34m)
- Bathroom/Shower**
5' 3" x 4' 7" (1.60m x 1.40m)
- Kitchen**
8' 5" x 7' 2" (2.57m x 2.18m)
- Utility Room**
9' 4" x 7' 0" (2.84m x 2.13m)
- First Floor**
- Bedroom 1**
14' 2" x 11' 4" (4.32m x 3.45m)
- Bedroom 2**
10' 8" x 10' 7" (3.25m x 3.23m)
- Bedroom 3**
8' 3" x 7' 2" (2.51m x 2.18m)
- Bathroom**
5' 11" x 5' 6" (1.80m x 1.68m)
- Garden**
75' 2" (22.91)



short rides away, buses run frequently throughout the Havering borough and surrounding areas. If long distance is what you need then Southend Air port or Stanstead airport and both with an hours drive from the front door .

Hornchurch town centre is also only a short walk away is a hive of activity, with many high street brand names as well as banks and shopping centres such a Salisbury's and Iceland, for those desiring a greater choice as well as eating out, Lake Side (thurrok,greys) or Stratford Westfield are both only short ride 's away,and have an abundance of High end shoold shops and eateries as well as leisure faculties.

Schools in the area are excellent and have all been given good / excellent ofted ratings, Hacton Primary school being and Abbs cross secondary school are the closest to the house for the various year groups.

This delightful house will suit the growing family perfectly so don't delay, call today to book your viewing slot!