

**To arrange a viewing contact us
today on 01268 777400**



Bush Elms Road, Hornchurch Guide price £550,000

****** FOUR BEDROOMS **** GUIDE PRICE £550,000 - £565,000 **** OPEN PLAN LIVING **** OFF STREET PARKING ******

We are delighted to offer for sale this FOUR BEDROOM TERRACED HOUSE ideally situated for access to Emerson Park's Liberty Line, Romford Stations Elizabeth Line, the A127 which leads to both the A12 and M25. This location is perfect for those seeking excellent transport connections. The area offers a wealth of local amenities, including shops, cafes, and everyday essentials, while Harrow Lodge Park and other open green spaces provide wonderful opportunities for outdoor recreation and relaxation.

The property itself benefits from having OPEN PLAN LIVING, four good sized bedrooms, en-suite to the main bedroom, good sized garden, and OFF STREET parking to the front of the property. Only by viewing can this house be fully appreciated and we would therefore recommend viewing at your earliest convenience to avoid certain disappointment. Call the sales team today....

Entrance Hall

Lounge Area

12'5 x 12'3 (3.78m x 3.73m)

Kitchen/Dining Area

18'3 x 8'9 (5.56m x 2.67m)

First Floor Landing

Bedroom Two

14'4 x 10'7 (4.37m x 3.23m)

Bedroom Three

12'2 x 11'5 (3.71m x 3.48m)

Bedroom Four

8'11 x 7'4 (2.72m x 2.24m)

Family Bathroom

9'6 x 6'7 (2.90m x 2.01m)

Second Floor Landing

Bedroom One

19'9 x 16'7 (6.02m x 5.05m)

En-Suite

6'3 x 5'3 (1.91m x 1.60m)

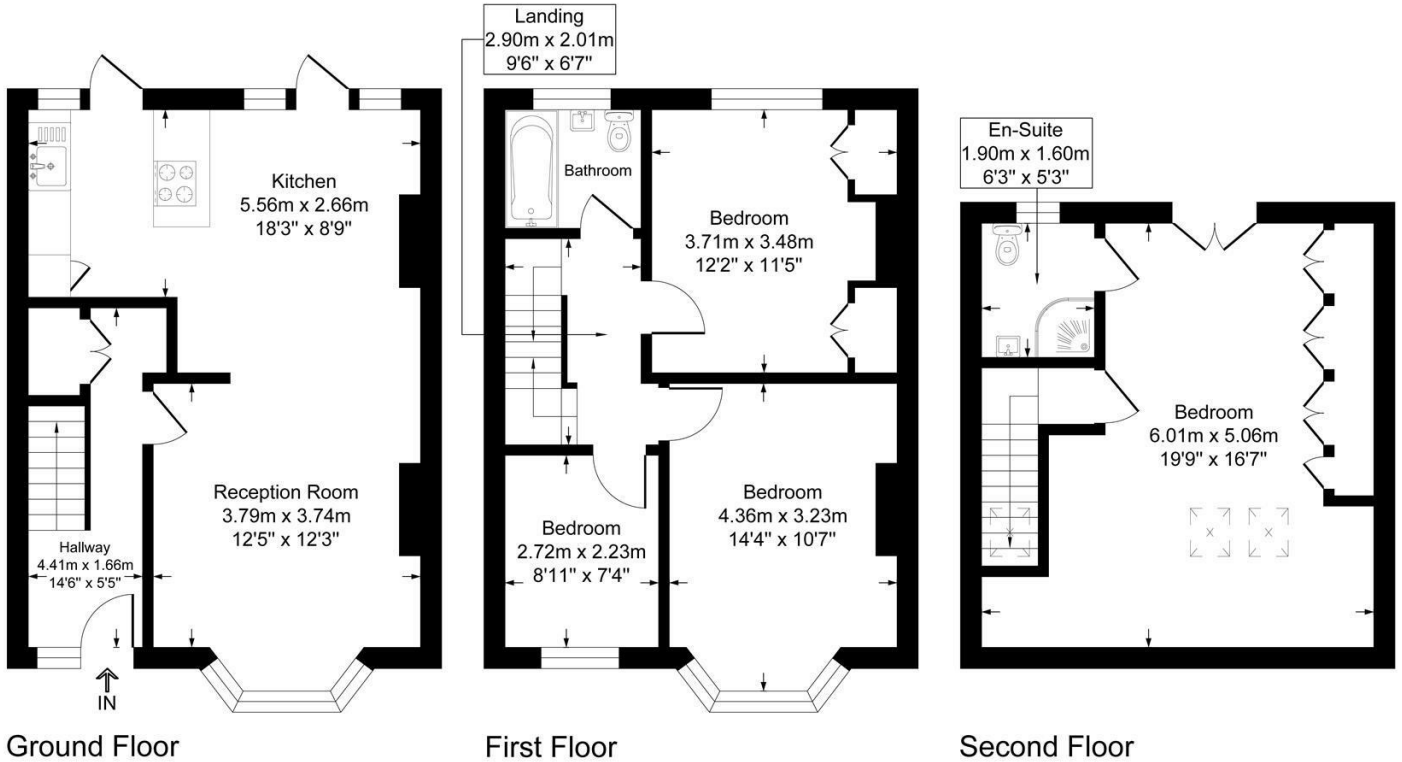
Externally

Off Street Parking

Rear Garden

Bush Elms Road

Approximate Gross Internal Floor Area = 120.2 sq m / 1295 sq ft



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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