



## Plumpton Avenue, Hornchurch, RM12 6BD Offers In Excess Of £600,000



\*\* STUNNING 3 BED 2 BATH NEW BUILD DETACHED BUNGALOW IN HORNCHURCH - CATCHMENT FOR HACTON PRIMARY. A RATED ENERGY EFFICIENCY. OFF STREET PARKING, EV CHARGER, SOLAR POWERED ENERGY & CHAIN FREE \*\*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to present to the sales market this newly built three bedroom detached bungalow in Hornchurch, RM12. The property has been finished to exacting standards to create a beautiful family home with some superb features, ready to move into. It is located in a sought after part of Hornchurch, being just 0.3 miles to Hornchurch Tube Station and within catchment of the Ofsted Outstanding Rated Hacton Primary school. It is beautifully presented throughout and boasts solar powered energy alongside the standard gas central heating system. The property is perfect for a first time buyer or family looking to move into the area, with lots of local amenities and excellent transport links into London.

Accommodation comprises; ground floor - entrance hallway, ground floor shower room, double bedroom, spacious open plan living area with modern kitchen/diner boasting integrated appliances and utility room, leading out to a low maintenance private garden with side access. First Floor; two well decorated double bedrooms and modern three piece bathroom suite. Externally the property boasts a driveway for off street parking with EV charger to the front with side access to the well maintained, rear garden.

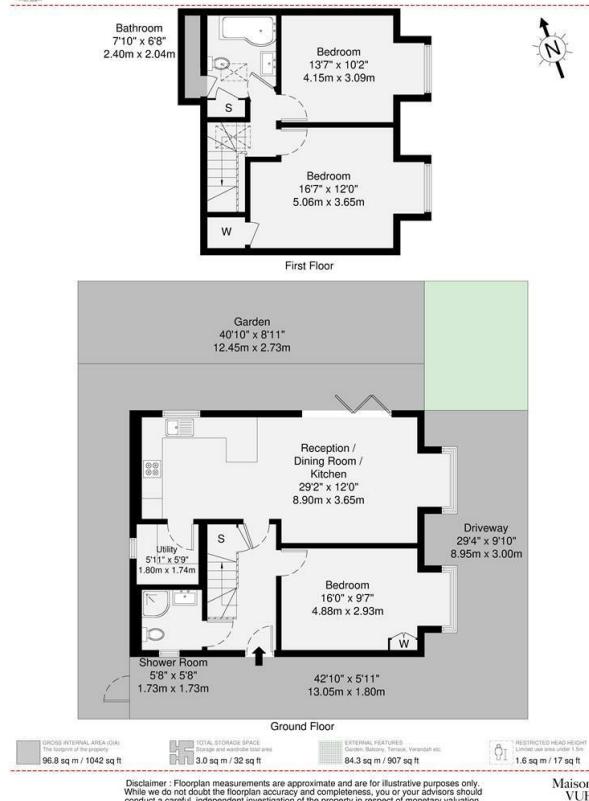
The property has been finished superbly, leaving the incoming owners nothing to do but settle into their new home. It also comes with a 10 year Build Zone New Build Warranty and is situated ideally for easy access into London from Hornchurch Station on the District Line. It is available chain free and sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

- NEW BUILD DETACHED BUNGALOW
- 3 BED 2 BATH
- OFF STREET PARKING
- SOLAR POWERED ENERGY
- 10 YEAR BUILD ZONE WARRANTY IN PLACE
- 'A' RATED ENERGY EFFICIENCY SCORE
- CATCHMENT FOR HACTON PRIMARY SCHOOL
- EV CHARGING POINT
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE





| Energy Efficiency Rating                                 |                         |
|--|-------------------------|
| Very energy efficient - lower running costs<br>(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 <sub>2</sub> ) Rating                               |                         |
|--|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions              |                         |
| England & Wales  | EU Directive 2002/91/EC |



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