



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.

- 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

Viewing

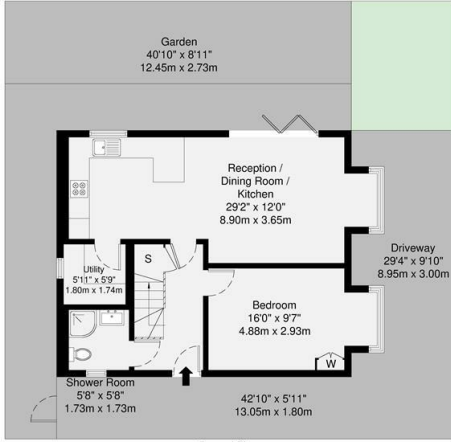
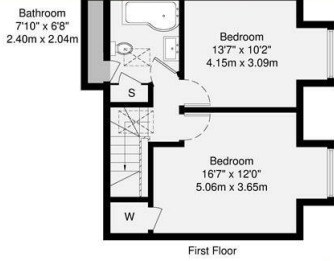
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Plumpton Avenue, RM12

96.8 sq m / 1042 sq ft



GROSS INTERNAL AREA (GIA)
The total floor area of the property
96.8 sq m / 1042 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe areas
3.0 sq m / 32 sq ft

EXTERNAL FEATURES
Garden, Shower, Terrace, Transoms etc.
84.3 sq m / 907 sq ft

RESTRICTED HEAD HEIGHT
Limiting on area under 2.0m
1.6 sq m / 17 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	96	96
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	90	90
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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