



**Wykeham Avenue
Hornchurch
Greater London
RM11 2LA**

Offers in Excess of £920,000

bettermove

Wykeham Avenue Hornchurch

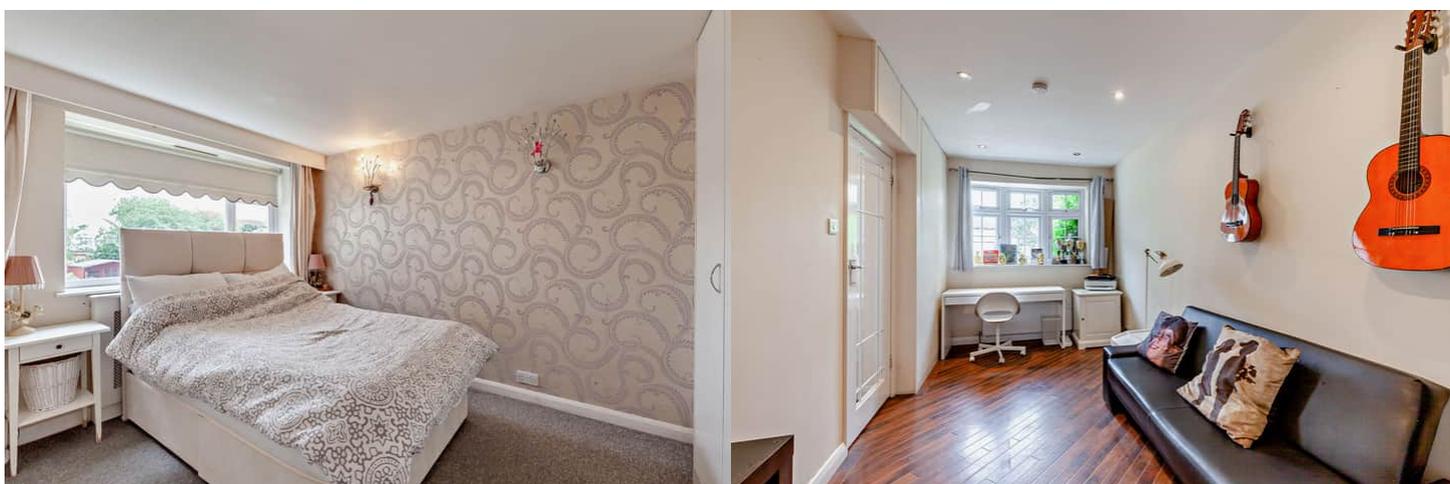
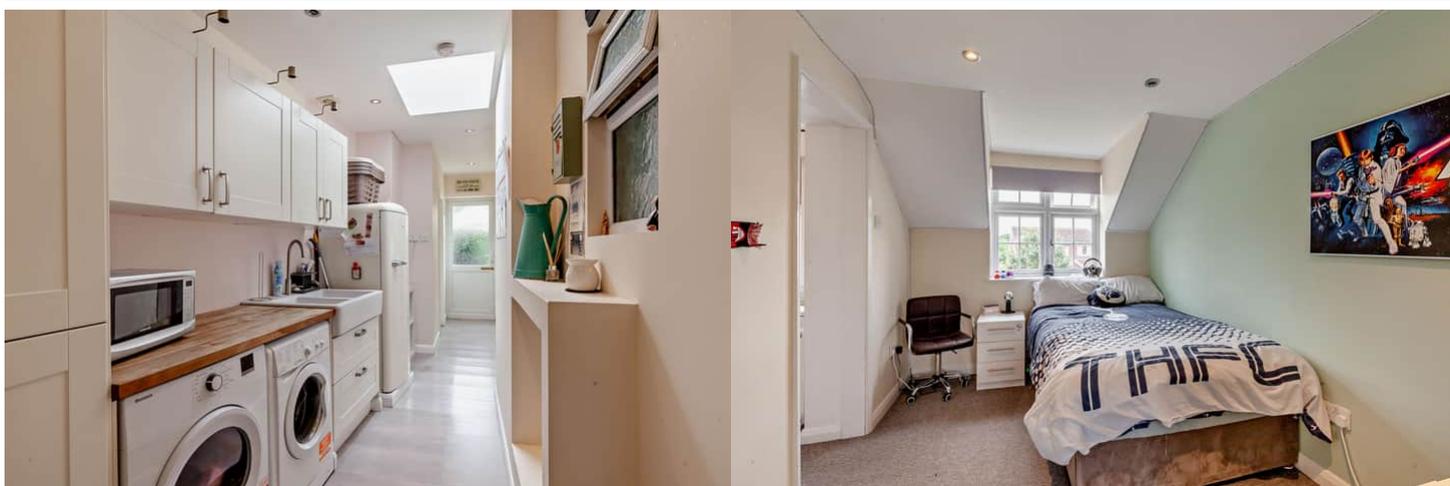
Bettermove are proud to present this impressive 5 bedroom Detached House in Hornchurch available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the private driveway. The council tax band is F.

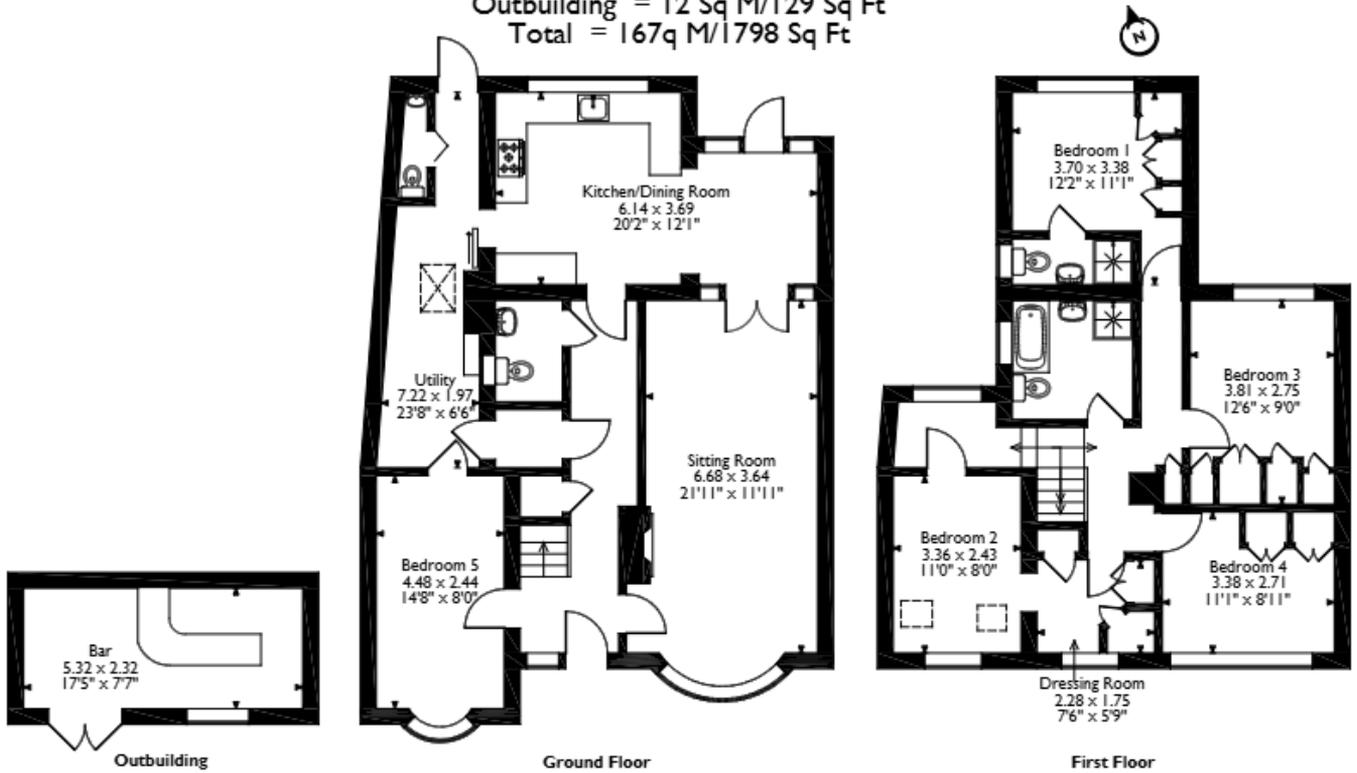
The interior of this beautifully presented property comprises a spacious living room, open plan fitted kitchen with dining room, utility room with a WC, one double bedroom and a separate WC on the ground floor. The first floor consists of one bedroom with an ensuite bathroom, two further bedrooms with fitted wardrobes and the other two bedrooms being connected currently being used as a study & dressing room and the family bathroom. The exterior boasts a private rear garden with patio and lawned areas, outbuilding with built in bar which is perfect for enjoying the summer months.

Located in the popular town of Hornchurch, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M25, Emerson Park & Gidea Park Stations and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Wykeham Avenue, Hornchurch
 Approximate Gross Internal Area
 Main House = 155 Sq M/1669 Sq Ft
 Outbuilding = 12 Sq M/129 Sq Ft
 Total = 167q M/1798 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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