



CHALK STREET /
ESTATES

Claremont Road, Hornchurch, RM11

From £465,000

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Deemed an ideal first purchase, situated within walking distance to local schools, shops and Hylands Park, just 0.5 miles from Romford Elizabeth Line station and 0.9 miles from Gidea Park Elizabeth Line station, is this well presented, two bedroom semi-detached house.

Upon entering the home, you are greeted with an entrance hall providing access to both the living room on your right and dining room on your left. The hallway also has stairs rising to the first floor.

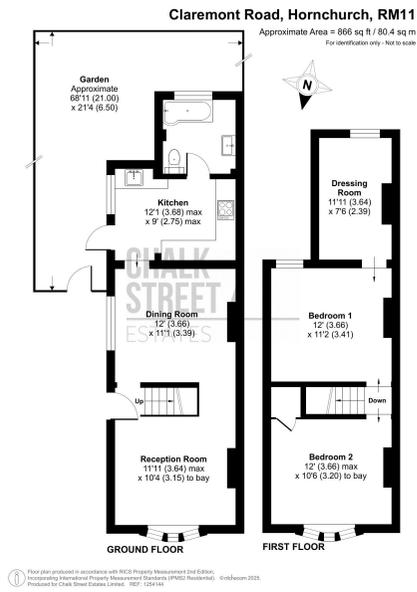
The living room (11'11 x 10'4) draws light from the bay window to the front elevation and flows seamlessly through to the second reception room (12' x 11'1). Both rooms enjoy cast iron fireplaces and are beautifully presented with a neutral palette and luxury carpets underfoot.

Leading through, the modern fitted kitchen comprises numerous wall and base units, ample worktops and room for essential appliances. A single door opens onto the rear garden.

Positioned off the kitchen, and completing the ground floor footprint, is the stunning family bathroom.

Heading upstairs, there are two tastefully decorated bedrooms. Bedroom two spans the front of the home and measures 12'1 x 10'6 whilst bedroom two, at the rear of the property boast a dressing room (11'11 x 7'6) which could be used as a third bedroom, home office or be converted to an en-suite.





- Two Bedroom Semi-Detached House
- Stylish Kitchen
- Master Bedroom With Dressing Room
- 68'11 South Facing Rear Garden
- 0.5 Miles From Romford Elizabeth Line Station
- Two Reception Rooms
- Ground Floor Family Bathroom
- Off Street Parking & Side Gate Access
- Walking Distance To Local Schools & Hylands Park
- 0.9 Miles From Gidea Park Elizabeth Line Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

