



CHALK STREET /
ESTATES

Glebe Way, Hornchurch, RM11

Offers Over **£575,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally situated just 0.3 miles from Emerson Park station, boasting excellent transport links to the overground proving easy access into London, and only a short stroll to Hornchurch Town Centre and Langtons Primary school is this 3 bedroom semi-detached house.

Upon entering the home, via the enclosed porch, you are greeted with an entrance hallway with natural marble flooring flowing through the majority of the ground floor accommodation and stairs rising to the first floor.

Drawing light from the walk-in bay window, the main living area located at the front is well presented with neutral tones and Amtico flooring underfoot.

Positioned at the heart of the home is the dining room which measures 17'3 x 10'11 and enjoys deep skirtings and decorative cornice.

Spanning the rear of the home, the kitchen comprises ample wall and base units, marble worktops, French patio doors opening onto the rear and appliances such as integrated fridge, freezer, dishwasher, washing machine, tumble dryer, 5 burner gas hob and oven.

Heading upstairs, there are two spacious double bedrooms, both benefitting from fitted wardrobes, and a further single bedroom.

Rounding off the internal layout is the family bathroom.

Further features of the home include, black aluminium front windows and porch, double glazing to back and sides, a recently fitted fuse board and a 3-year-old boiler.

Externally, there is a low maintenance, hardstanding / front garden, bordered with a low brick wall, which can be removed to provide off street parking, and side gate access.

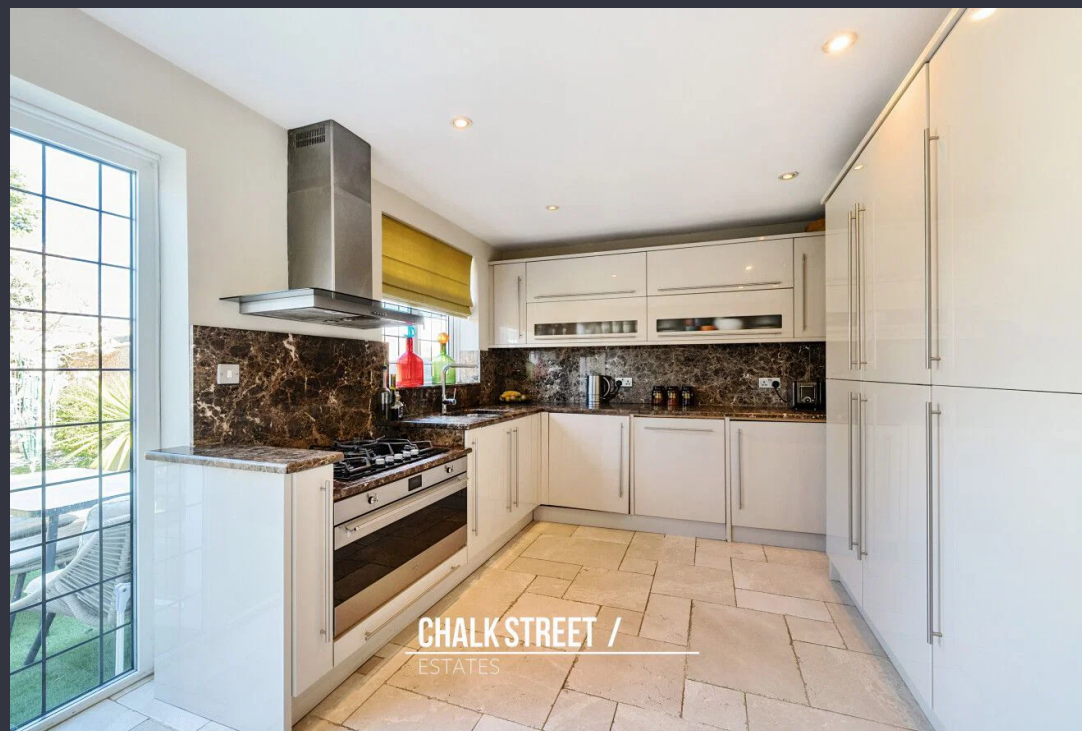
The south facing rear garden extends back 98' and is mostly laid to lawn, bordered with various planting and shrubbery. At the base of the garden there is a handy storage shed.

Viewing is highly recommended to fully appreciate all this family home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

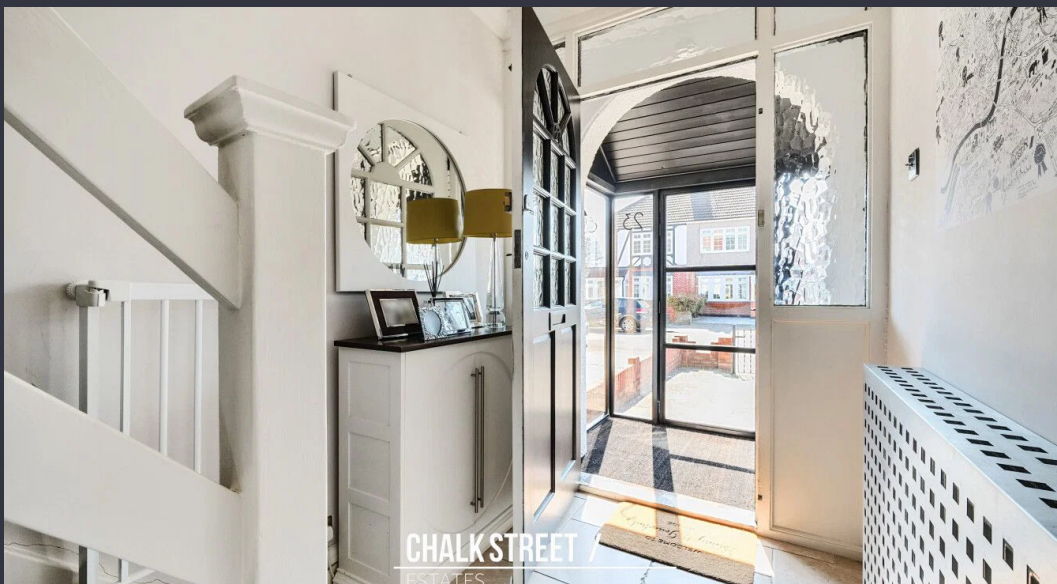
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process





- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Extended To The Rear
- Two Reception Rooms
- 98' Rear Garden
- Walking Distance To St. Andrews Park
- 0.5 Miles From Ofsted 'Outstanding' Towers School
- 0.3 Miles from Emerson Park Station
- 0.8 Miles From Hornchurch and Upminster Bridge Underground Stations





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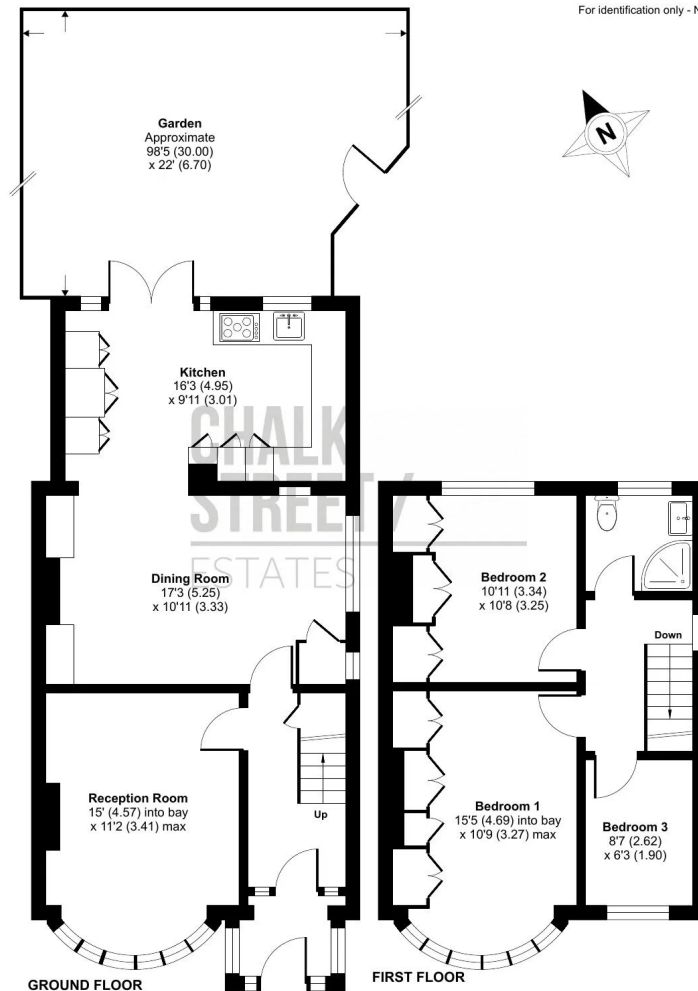


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Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Chalk Street Estates Limited. REF: 1272433



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/