



**CHALK STREET /**  
ESTATES

**Hill Crescent, Hornchurch, RM11**

Offers Over **£650,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Offered for sale with the added advantage of no onward chain, situated just 0.5 miles from Emerson Park Station, 0.2 miles from Ofsted 'Outstanding Rated' Towers Infant School and within walking distance to Gidea Park Elizabeth Line Station as well as local shops and parks is this four bedroom detached house.

Upon entering the home, you are greeted with a welcoming hallway with stairs rising to the first floor.

Positioned at the front of the home, drawing light from their respective bay windows, is the reception room (16'1 x 10') and dining room (12'5 x 10'). which are both beautifully presented with attractive bay windows to the front elevation.

The principal reception room measures an impressive 20'1 x 13'1 and enjoys a large bay window overlooking the rear garden. Positioned off such is the ground floor shower room.

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

Heading upstairs, there are three double bedrooms and a further large single. All three rooms are well presented with the largest boasting ample fitted wardrobes.

Rounding off the internal layout is the family bathroom.

Externally, to the front there is off street parking via the paved driveway and side gate access to the rear on each side of the home.

The 88' rear garden commences with a large patio area with steps down to the remainder which is predominately laid to lawn. At the base of the garden there is a large outbuilding (19'11 x '7'6) currently arranged as a workshop.

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





- No Onward Chain
- Four Bedrooms
- Detached House
- Three Reception Rooms
- Two Bathrooms
- Off Street Parking
- Side Gate Access
- 88' Rear Garden With Large Outbuilding
- 0.3 Miles From 'Outstanding' Towers Infant School
- 0.7 Miles From Gidea Park Elizabeth Line Station

**According to the vendor:**

Heating: Gas central.

Broadband: Broadband available, supplier unknown as the property is currently vacant.

Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues.

Sewerage: Mains drainage understood, with no private drainage system advised.





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## Chalk Street Estates - Sales

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