



CHALK STREET /
ESTATES

Kirton Close, Hornchurch, RM12

From £475,000

3 1 1



Ideally situated within a quiet residential turning, mere walking distance to Hornchurch Country Park and within close proximity to local shops, schools and amenities is this beautifully presented three bedroom semi-detached house. This beautifully presented family home also has the added benefit of approved planning permission for a two-storey side extension (Planning Application Number. P1400.24) and a Certificate of Lawfulness for a single storey rear extension (D0025.24).

Upon entering the home via the enclosed porch, you are then greeted with the beautifully presented reception room. Measuring an impressive 14'10 x 14'9, the room enjoys a bay window to the front elevation that floods the room with natural light. From here, stairs rise to the first floor with handy understairs storage.

At the rear of the home, the stylish kitchen / dining room comprises numerous wall and base units, worktops to two sides and room for essential appliances. Sliding patio doors open onto the rear garden.

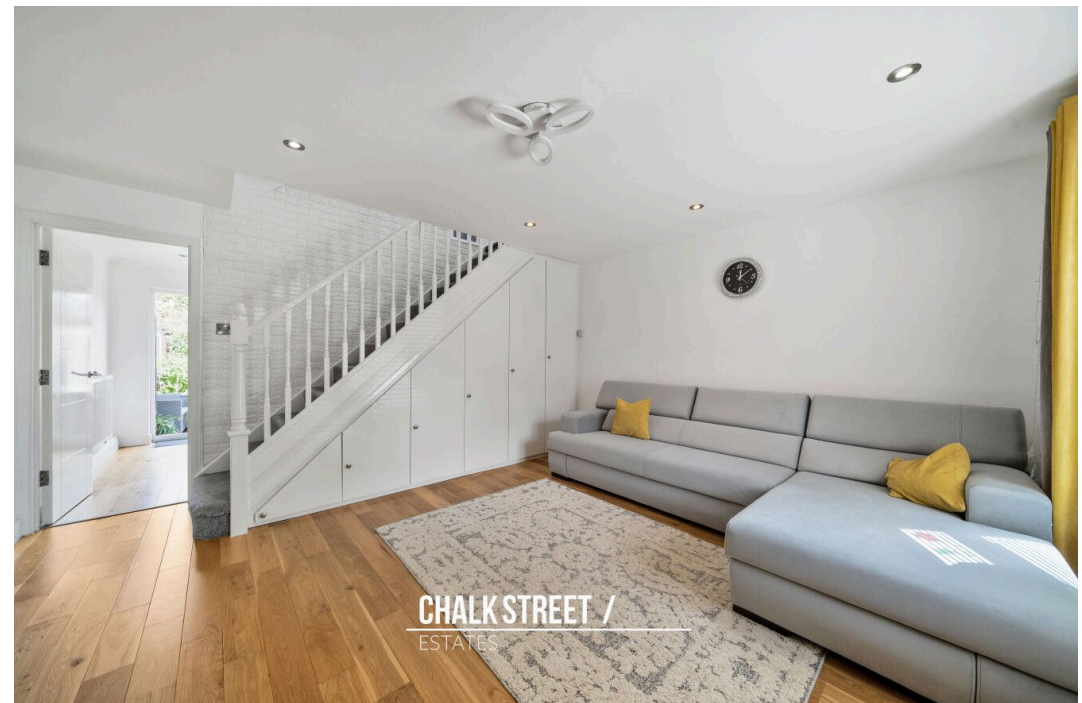
Heading upstairs, there are three well-presented bedrooms, with the larger two boasting fitted wardrobes.

Completing the internal layout is the stunning family bathroom.

Externally, to the front there is off street parking and access to the garage (18'6 x 8'2).

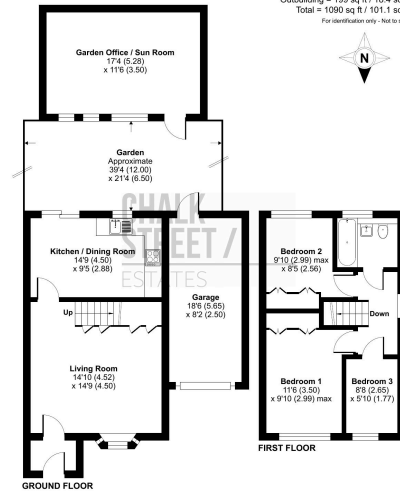
The south facing rear garden measures 39' and commences with a large patio area whilst the remainder is predominately laid to lawn. At the base of the garden there is a large outbuilding currently arranged as a sunroom.

Viewing is highly recommended to fully appreciate this fabulous family home.



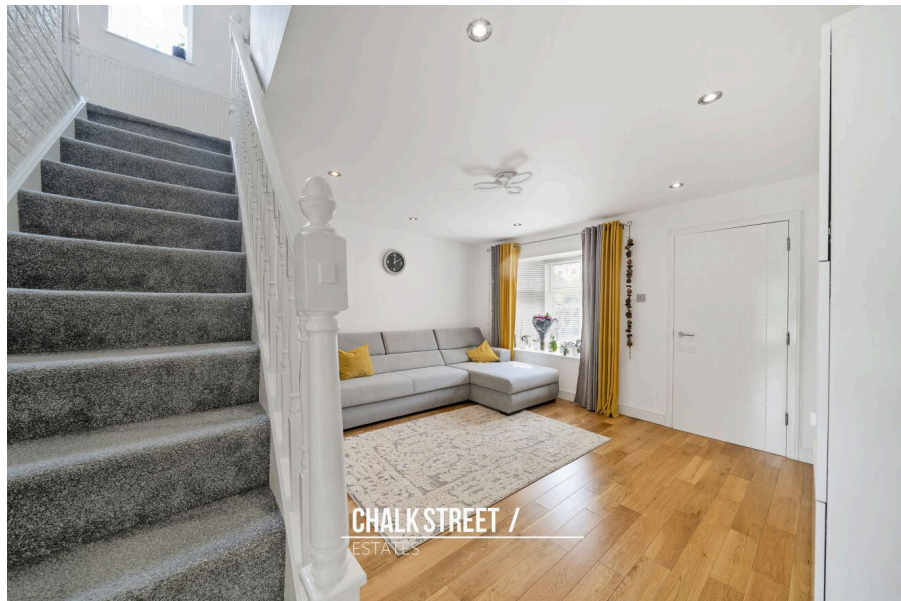
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Approximate Area = 739 sq ft / 68.6 sq m
Garage = 152 sq ft / 14.1 sq m
Outbuilding = 199 sq ft / 18.4 sq m
Total = 1090 sq ft / 101.1 sq m
For identification only - Not to scale



Room plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Chalk Street Estates Limited. 1907 / 1001072

- Three Bedrooms
- Semi-Detached House
- Beautifully Presented Throughout
- Spacious Living Room
- Open Plan Kitchen / Dining Room
- Off Street Parking
- Garage
- 39' South Facing Rear Garden
- Large Garden Outbuilding
- Planning Permission for a two-storey side extension (Planning Application Number. P1400.24)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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	

