



CHALK STREET /  
ESTATES

Spingate Close, Hornchurch, RM12

Offers Over **£600,000**

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

Ideally situated within a quiet cul-de-sac location, just 0.1 miles from Ofsted 'Outstanding' rated Scotts Primary School and 0.6 miles from both Hornchurch and Elm Park underground stations, is this nicely presented, four bedroom semi-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 is the principal reception room which draws light from the large window and is well presented with a neutral palette. Double doors open onto the dining room at the rear of the home, which overlooks the rear garden via the double patio doors. Beautiful wooden flooring flows seamlessly underfoot between the two rooms.

The kitchen comprises numerous wall and base units, ample worktops and room for essential appliances. A single patio door provides external access.

Accessed from the kitchen and principal reception room, there is a lobby which provides access to the W/C, integral garage and handy understairs storage.

Heading upstairs, there are four large double bedrooms and the family bathroom. Each bedroom is finished with a neutral palette with bedroom 1 benefitting from an en-suite shower room.

Externally, the large driveway provides off street parking via the brick paved driveway and access to the garage (16'8 x 7'11). A side gate provides access through to the rear.

The rear garden measures 48' in depth, commencing with a patio area whilst the remainder mostly laid to lawn. At the base of the garden there is handy rear access via the walkway at the rear of the home.

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

*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 has been successfully completed.*





- Four Bedroom Semi-Detached House
- Nicely Presented Throughout
- Two Reception Rooms
- Master Bedroom With En-Suite
- Well-Appointed Family Bathroom
- Off Street Parking With Side Gate Access To Rear
- Integral Garage
- 48' Rear Garden
- 0.6 Miles From Hornchurch and Elm Park Stations
- 0.1 Miles From Ofsted 'Outstanding' Scotts Primary School



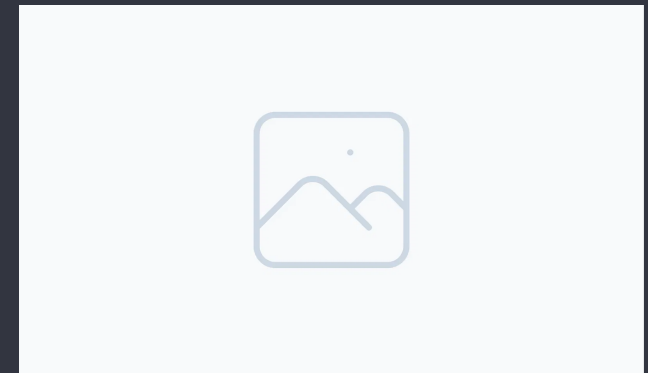
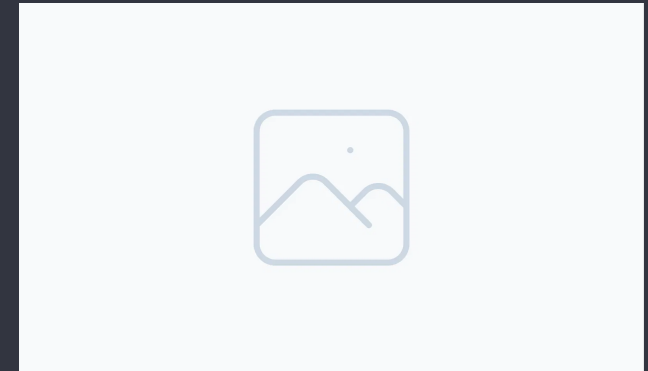
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## Chalk Street Estates - Sales

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