



CHALK STREET /  
ESTATES

Abbs Cross Lane, Hornchurch, RM12

Offers Over **£750,000**

**Bedrooms: 5 | Bathrooms: 2 | Receptions: 2**

**\*VIDEO TOUR ATTACHED\***

Located just 0.5 miles from Hornchurch Station, 0.7 miles from Elm Park Station and within in close proximity to Ofsted 'Outstanding' Rated Towers Infant School, is this beautifully presented five bedroom semi-detached house.

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

Positioned on the right-hand side, drawing light from the large walk-in bay window to the front elevation is the principal reception room which measures 16'2 x 11'. Further features of the room include deep skirtings, decorative cornice and a centre fireplace.

On the left-hand side is the second reception room (15'2 x 8'6) which is currently arranged as a home gym but could be used as a home office, formal dining room or playroom.

Spanning the rear of the home, measuring an impressive 29'3 x 25'11, the stunning kitchen / breakfast / reception room comprises numerous wall and base units, ample worktop space, a centre breakfast bar and room for essential appliances. French patio doors open onto the expansive rear garden.

Accessed off such, at the heart of the home is the third reception area (11' x 9'10).

The kitchen also provides access to the separate utility room with additional worktops and storage units.

The rear of the home has been carefully extended and designed to create an ideal space for modern family living.

Completing the ground floor footprint, accessed off the hallway, is the gorgeous shower room.

Heading upstairs there are four double bedrooms and a further single which is currently used as a home office. All five rooms are nicely presented, with the four largest rooms boast fitted wardrobes.

Finishing the internal layout is the spacious and stylish family bathroom with dual basins, W/C, bathtub and separate shower cubicle.

Externally, to the front there is off street parking and side gate access to the rear.

The 220' west facing rear garden commences with a patio area, ideal for entertaining, with the remainder mostly laid to lawn neatly framed with various planting and shrubbery.

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





- Video Tour Attached
- Five Bedrooms Semi-Detached House
- 2,097 Square Foot of Living Accommodation
- Three Reception Rooms
- Spacious Kitchen / Breakfast Room With Separate Utility Room
- Stunning Ground Floor Shower Room
- Five-Piece Family Bathroom Suite
- Off Street Parking
- 220' West Facing Rear Garden
- 0.5 Miles From Hornchurch Station





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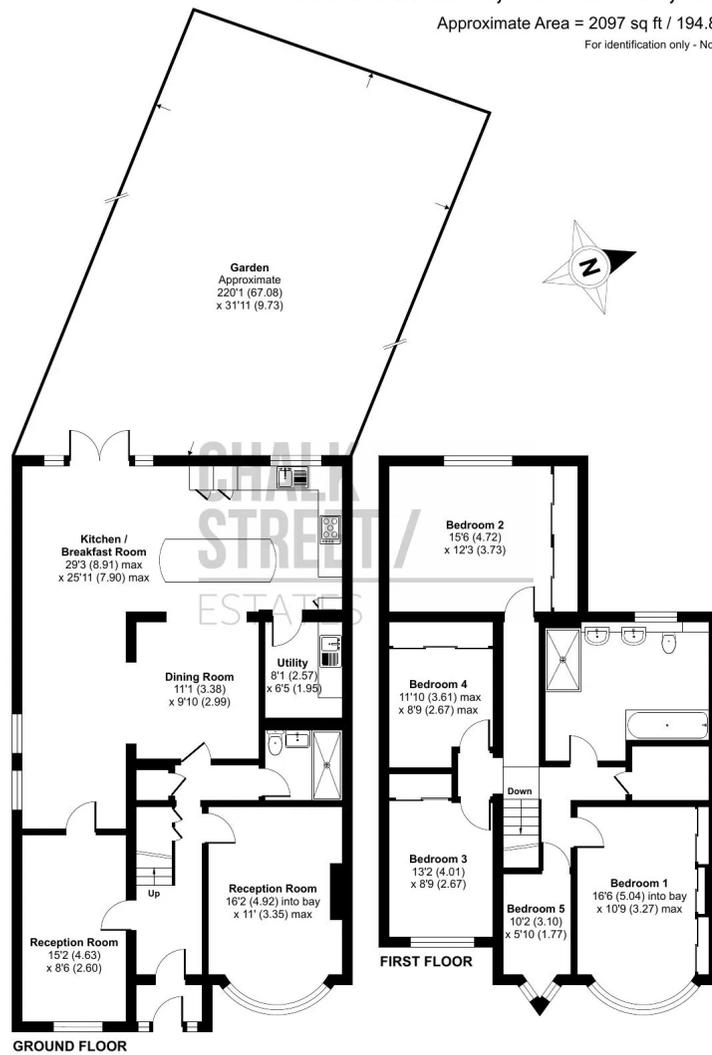


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Approximate Area = 2097 sq ft / 194.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2025. Produced for Chalk Street Estates Limited. REF: 13144910



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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