



CHALK STREET /  
ESTATES

**Bancroft Chase, Hornchurch, RM12**

Offers Over **£700,000**

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 2**

Amassing close to 1600 sq. ft. is this spacious, well-maintained and nicely presented five bedroom detached house. The home enjoys two reception rooms, modern kitchen, separate utility room and W/C to the ground floor, with five bedrooms, two en-suites and a family bathroom to the first floor. Other features include off-street parking, garage, and rear garden measuring in excess of 62ft.

Upon entering the home, you are greeted with a welcoming entrance hallway providing access to most of the ground floor accommodation and stairs rising to the first floor.

Measuring 18'1 in depth, the principal reception room is centred around a fireplace, decorated with modern tones, with high-quality laminate flooring underfoot. Leading through to the rear of the home, overlooking the garden via the patio doors, there is a pleasant dining room with double doors leading out to the rear garden.

Leading off the dining room and also located at the rear is the spacious kitchen / family room. Comprising worktops to three sides, ample above and below storage units, oven, gas hob and further space for essential appliances, the kitchen flows seamlessly to a 'family room', overlooking the rear garden via French doors.

Conveniently located off the family room is a separate utility room that can also be accessed externally via the side/rear of the home.

Completing the ground floor footprint is the WC.

Heading upstairs, there are 4 generous sized double bedrooms and a single room. Two of the double bedrooms benefit from en-suites with the addition of a family bathroom completing the internal accommodation.

Externally, there is off street parking to the front via a brick paved driveway, access to the garage and a side gate through to the rear.

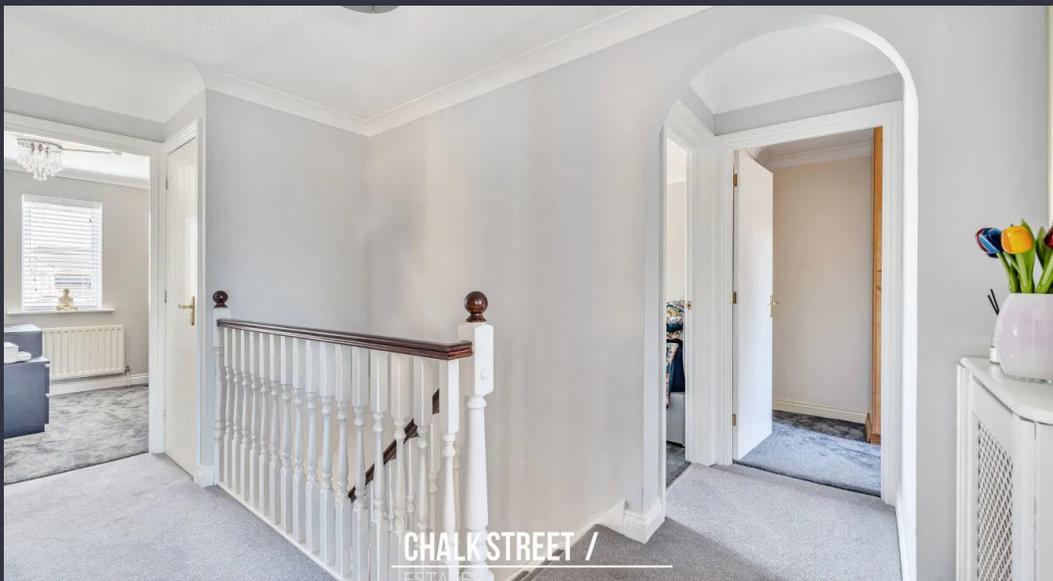
The 63ft. rear garden commences with a large stone patio then is mostly laid to lawn, flanked by wooden fencing.



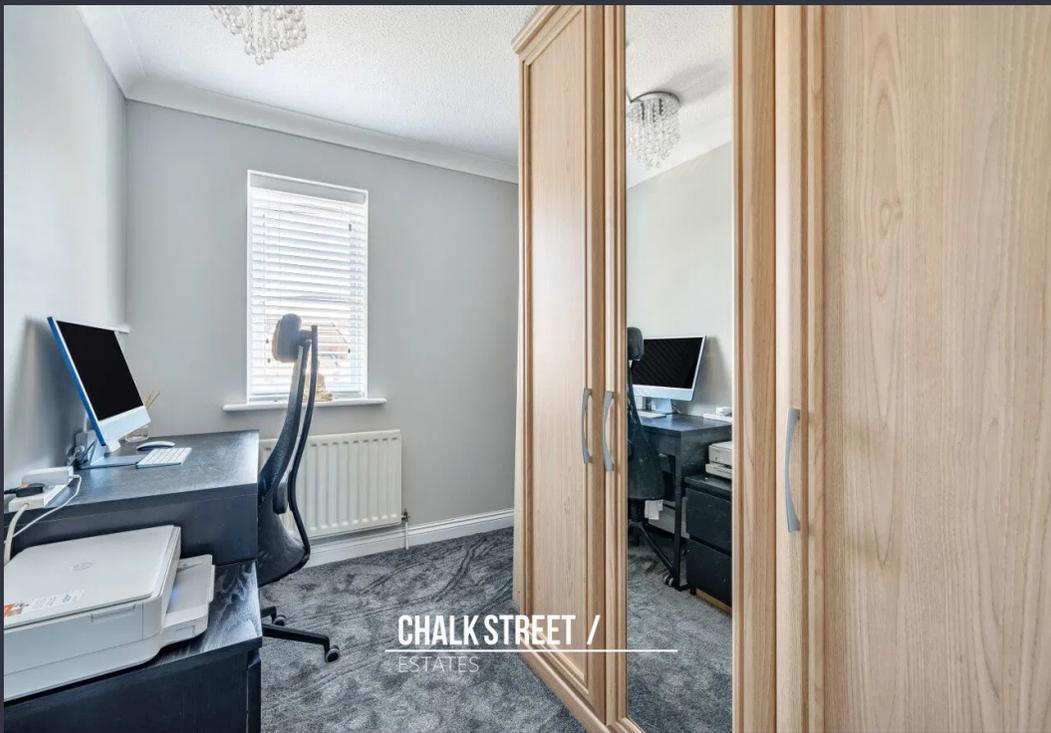


- Five Bedroom Detached House
- 3 Bathrooms
- 2 Reception Rooms
- 1599 Sq. Ft.
- Utility Room
- Ground Floor WC
- Off Street Parking
- Garage
- 63 Ft. Rear Garden
- 1.1 Miles From Romford Elizabeth Line Station / 0.8 Miles From Elm Park Underground Station











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>		73	76
(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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