



CHALK STREET /  
ESTATES

Albany Road, Hornchurch, RM12

Guide Price £600,000 - £625,000

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

**\*\*GUIDE PRICE £625,000 - £650,000\*\***

Situated within close proximity to Elm Park and Romford Elizabeth Line Station and within walking distance from 'Outstanding' Harrow Lodge Primary School and Hornchurch High School, is this three double bedroom, extended semi-detached house.

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

Positioned on the right, measuring 17'3 x 11'7, is the spacious reception room which enjoys a centre fireplace and gorgeous bay window. From here double doors open onto the dining which measures 17'3 x 10'6.

On the left side of the hallway is the study (17'3 x 5'2) which could be used as a playroom or home office.

At the rear of the home, accessed off the dining room and the hallway, the kitchen / breakfast room comprises numerous wall and base units, ample worktops, centre breakfast island, and room for essential appliances. External access is provided from both the kitchen and the dining room.

Located off the kitchen is the handy utility room.

Rounding off the ground floor footprint is the large shower room.

Heading upstairs, there are three double bedrooms accommodated by a large family bathroom.

The loft has been converted to provide a a room which boasts ample fitted storage.

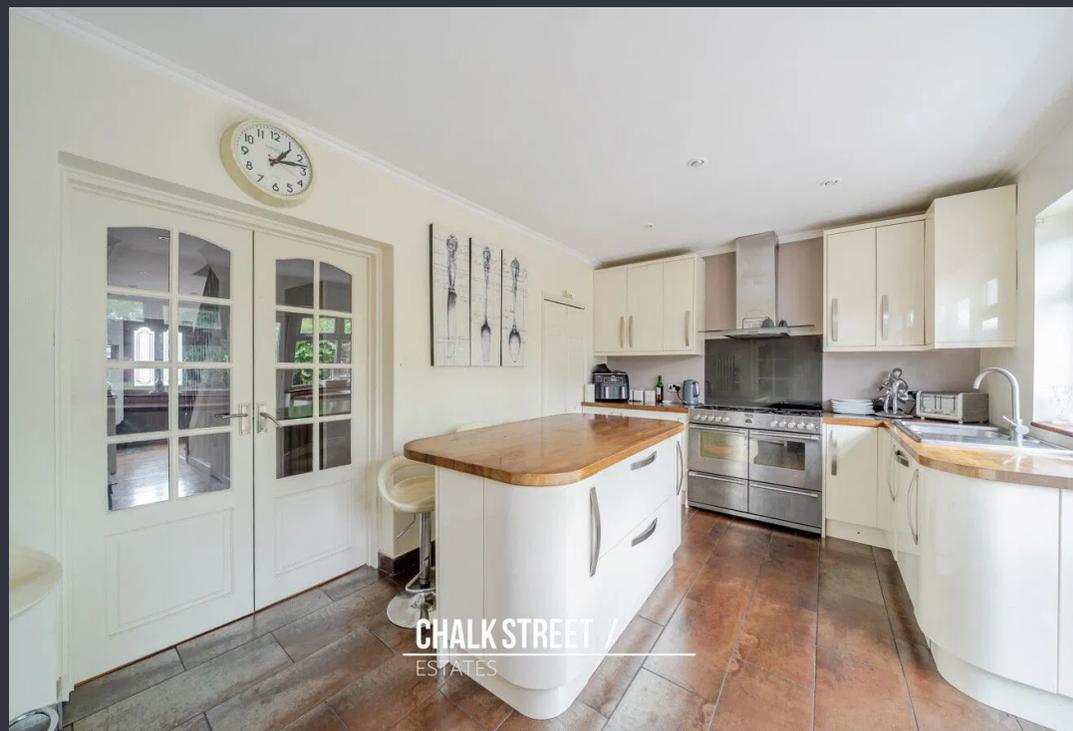
Externally, to the front there is off street parking for two cars via the driveway.

The unoverlooked rear garden measures 73' and commences with a large patio area whilst the remainder s predominately laid to lawn neatly framed with various, well manicured planting and shrubbery throughout. The garden also boasts access to a large shed at the base of the garden.

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

*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.*





- Three Bedrooms
- Semi-Detached House
- Two Large Reception Rooms
- Study
- Open Plan Kitchen / Breakfast Room
- Ground Floor Shower Room
- Off Street Parking
- 73' Rear Garden
- 1 Mile From Elm Park Station
- Close Proximity To Good Local Schools & Amenities



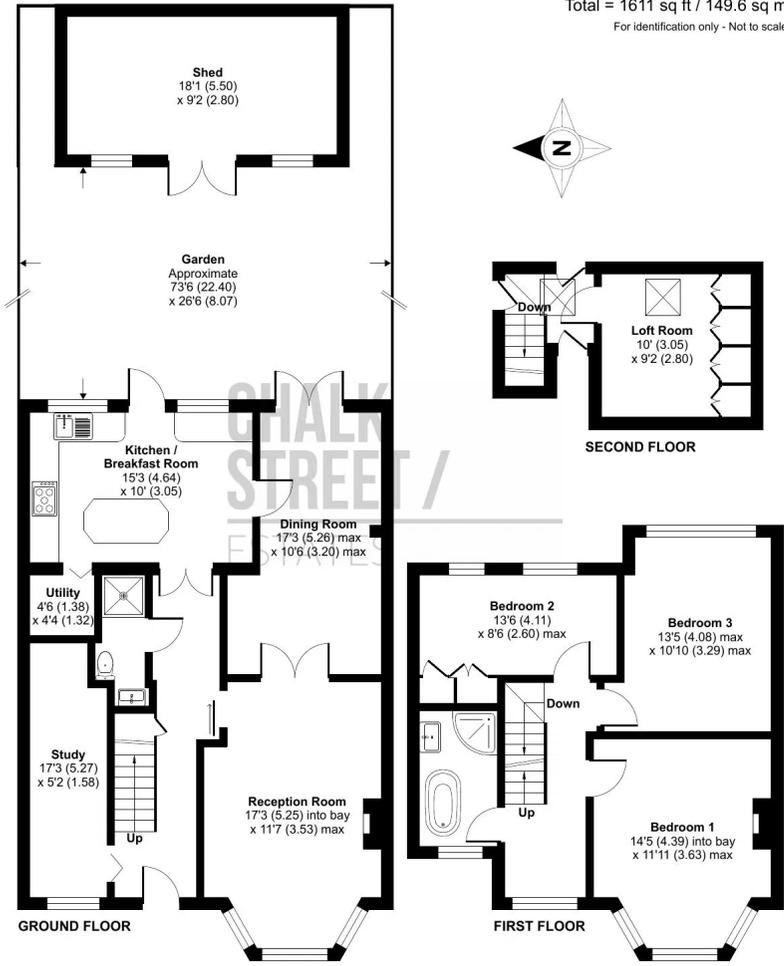






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Approximate Area = 1445 sq ft / 134.2 sq m  
 Outbuilding = 166 sq ft / 15.4 sq m  
 Total = 1611 sq ft / 149.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Chalk Street Estates Limited. REF: 1360973



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>		76
(55-68) <b>D</b>	55	
(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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