



**CHALK STREET /**  
ESTATES

**Calmore Close, Hornchurch, RM12**

Guide Price **£525,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**\*\*GUIDE PRICE £500,000 - £550,000\*\***

Suitably situated within the popular Suttons Farm Estate, walking distance to Hornchurch Station, just 0.6 miles from Elm Park station and 0.4 miles from Ofsted 'Outstanding' Scotts Primary School, is this three bedroom semi-detached house.

Upon entering the home, you are welcomed with an entrance hall with stairs rising to the first floor.

Measuring an impressive 18'1 x 13'5, the reception room enjoys neutral decor, carpets underfoot and decorative cornice. The spacious area provides adequate space for a large dining table and chairs. A single patio door opens onto the rear garden.

Positioned off such, the kitchen comprises ample wall and base units, worktops to three sides, room for essential appliances and benefits from a single door for external access.

Completing the ground floor footprint is the W/C.

Heading upstairs there are three double bedrooms which are nicely presented with bedrooms 2 and 3 enjoying fitted wardrobes.

Rounding off the internal layout is the family bathroom.

Externally there is off street parking via the driveway with an electric vehicle (EV) charging point, access to the garage (16'3 x 7'10) and side gate access.

The 35' south-east facing rear garden commences with a patio area whilst the remainder is predominately laid to lawn.

Viewing is highly recommended to fully appreciate all this 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
- Spacious Reception Room
- Ground Floor W/C
- Off Street Parking
- Garage
- 35' South-East Facing Rear Garden
- Side Gate Access
- 0.4 Miles From Ofsted 'Outstanding' Scotts Primary School
- 0.6 Miles From Elm Park Station





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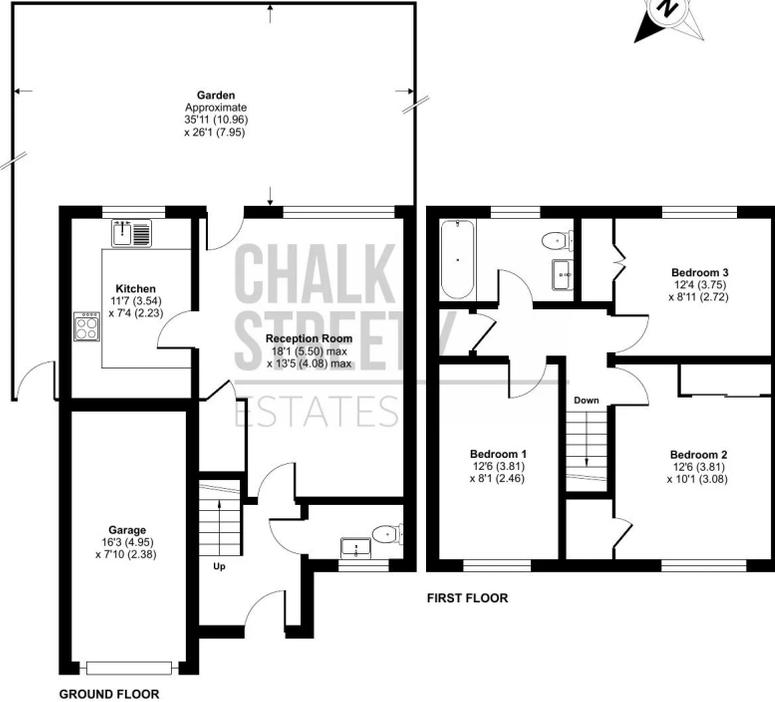


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Approximate Area = 900 sq ft / 83.6 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1021 sq ft / 94.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chalk Street Estates Limited. REF: 1362294



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>			
(55-68) <b>D</b>		69	78
(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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