



**CHALK STREET /**  
ESTATES

**Grey Towers Gardens, Hornchurch, RM11**  
**Guide Price £300,000 - £325,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Snuggly positioned in a quiet cul-de-sac, just 0.2 miles from Ofsted 'Outstanding' rated Towers Infant School and 0.4 miles from Emerson Park station, is this beautifully presented two bedroom, ground floor maisonette.

Upon entering the home via its own front door, you are greeted with a welcoming hallway with access to all of the internal accommodation.

Measuring 19'2 x 14'3, the open plan kitchen / reception / dining room is located at the rear of the home and is beautifully presented with modern tones and wood flooring underfoot. The kitchen comprises numerous wall and base units, ample worktops, a breakfast bar and room for essential appliances.

Positioned off the hallway, there are two bedrooms. The master bedroom measures 14'4 x 10'4 and provides ample room for wardrobes.

Completing the internal layout is the family bathroom.

Externally, to the front there is off street parking to the front whilst to the rear the private low maintenance garden is laid with decking.

According to vendor:

Lease length: 934 Years Remaining

Ground rent: £10.50 p.a.

Service charge: NONE

*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.*





- Two Bedrooms
- Ground Floor Maisonette
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception / Dining Room
- Ideal First Home
- Private Rear Garden
- Off Street Parking
- 934 Years Remaining On Lease
- Ground Rent £10.50 P.A.
- No Service Charge





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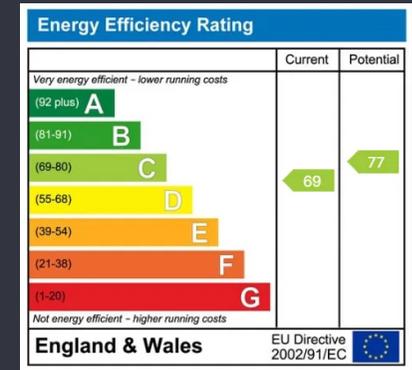


# Grey Towers Gardens, Hornchurch, RM11

Approximate Area = 567 sq ft / 52.6 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). © nichecom 2025. Produced for Chalk Street Estates Limited. REF: 1369243



## Chalk Street Estates - Sales

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