



Slewins Lane, Hornchurch, RM11

Offers Over **£725,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Ideally located just 0.5 miles from Gidea Park Elizabeth Line station, within easy access to Emerson Park Station and close proximity to Ofsted 'Outstanding Rated' Towers Infant School and Emerson Park Academy, is this extended, three bedroom detached house.

Beautifully presented throughout, the home boasts two spacious reception rooms, separate kitchen, utility room and shower room to the ground floor whilst upstairs there are three bedrooms and a well appointed family bathroom. Externally, there is a large front driveway, integral garage and an 80' southwest facing rear garden

Upon entering the home, you are greeted with a hallway that provides access to most of the living accommodation and stairs rising to the first floor.

Positioned at the front of the home, the principal reception room is elegantly presented with modern tones and luxury carpet underfoot. The attractive, walk-in bay window floods the space with natural light. The front portion of the room is centred around a feature fireplace whilst the rear of the room is currently arranged as a family dining room. This spacious room measures 25'6 x 12'8 and provides the perfect space for modern family living.

Spanning the rear of the home is the second reception space, which measures an impressive 19'8 x 13'3 and currently used as a family room. The dual aspect windows and overhead sky lantern floods the room with an abundance of natural light and overlooks the south-west facing rear garden.

Positioned off such is the utility room which in turn provides access to both the ground floor WC / shower room and integral garage.

The separate stylish kitchen, accessed off the hallway and family room, comprises a range of above and below units, ample worktop space and various integrated appliances.

Heading upstairs, there are two generously proportioned double bedrooms and a large single room to the front.

Finishing off the internal layout is the fully tiled family bathroom which boasts W/C, hand basin, bathtub and separate shower cubicle.

Externally, the property enjoys an un-overlooked rear garden which measures 80'. Commencing with a large, raised decking area, the remainder is laid principally to lawn with well stocked borders.

Ample off-street parking is provided via the 50 Ft. driveway to the front of the property with access to the integral garage and side gate access to the rear.

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





- Three Bedroom Detached House
- Extended To The Rear
- 1472 Sq. Ft.
- Beautifully Presented Throughout
- Two Reception Rooms
- Utility Room & Ground Floor Shower Room
- 50 Ft. Driveway Providing Ample Off Street Parking
- 80' South-West Facing Rear Garden
- 0.4 Miles From 'Outstanding' Towers Infant School
- 0.5 Miles From Gidea Park Elizabeth Line Station

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, Blicn 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.





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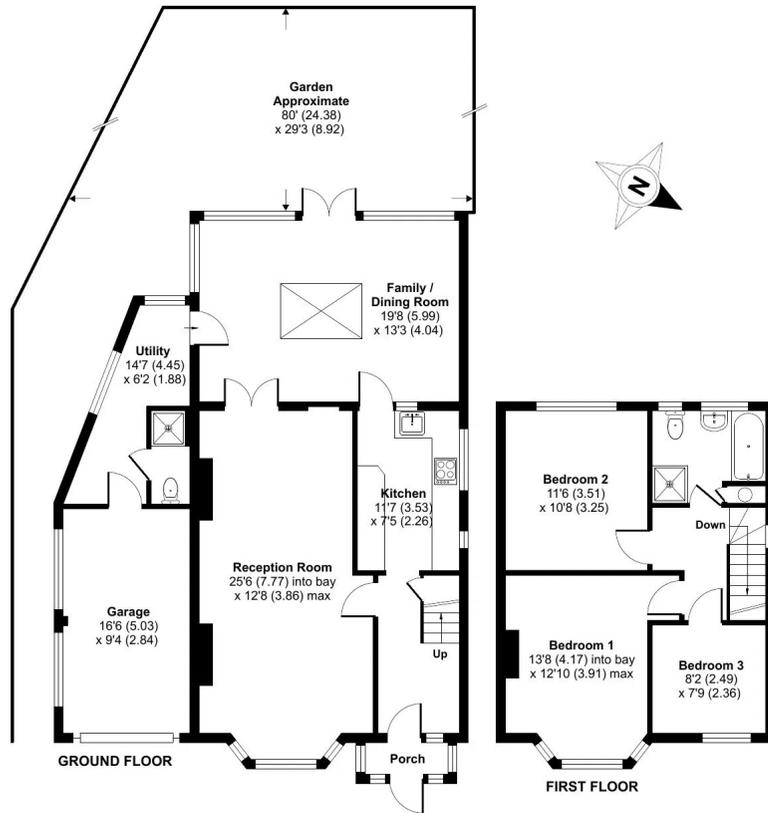




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Approximate Area = 1472 sq ft / 136.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Chalk Street Estates Limited. REF: 864103



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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