



CHALK STREET /
ESTATES

The Avenue, Hornchurch, RM12

£750,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Suitably situated just 0.5 miles from Hornchurch Underground Station and within easy walking distance to Hornchurch Town Centre, is this four bedroom semi-detached house.

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

Flooded with natural light from the large bay window to the front elevation, the principal reception room measures an impressive 14'7 x 11'11. Centred around a charming fireplace, further features of the room include deep skirtings and decorative cornice.

Double doors open onto the dining room at the heart of the home.

At the rear of the home is the kitchen / family room which comprises numerous wall and base units, ample worktop space and appliances such as oven, hob, fridge and dishwasher. Sliding patio doors open onto the rear garden.

Positioned off such is the handy utility room which in turn provides access to the ground floor shower room.

Heading upstairs, there are three comfortable double bedrooms and a further single. All four bedrooms are well presented with bedrooms 1, 2 and 3 boasting fitted wardrobes.

Rounding off the internal layout is the beautiful family bathroom and separate shower room

Externally, to the front there is off street parking via the driveway, access to the substantial integral garage (27'2 x 10'6, approx. 300 sq ft) and side gate access to the rear. The integral garage offers around 300 sq ft of easily convertible space, providing strong potential for expanding the internal accommodation (STPP).

The rear garden is predominately laid to lawn and enjoys various planting and shrubbery throughout.

Viewing is highly recommended to fully appreciate all this substantial family 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.





- Four Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Three Bathrooms
- Off Street Parking
- 27' Garage
- 41' Rear Garden
- 0.5 Miles From Hornchurch Underground Station





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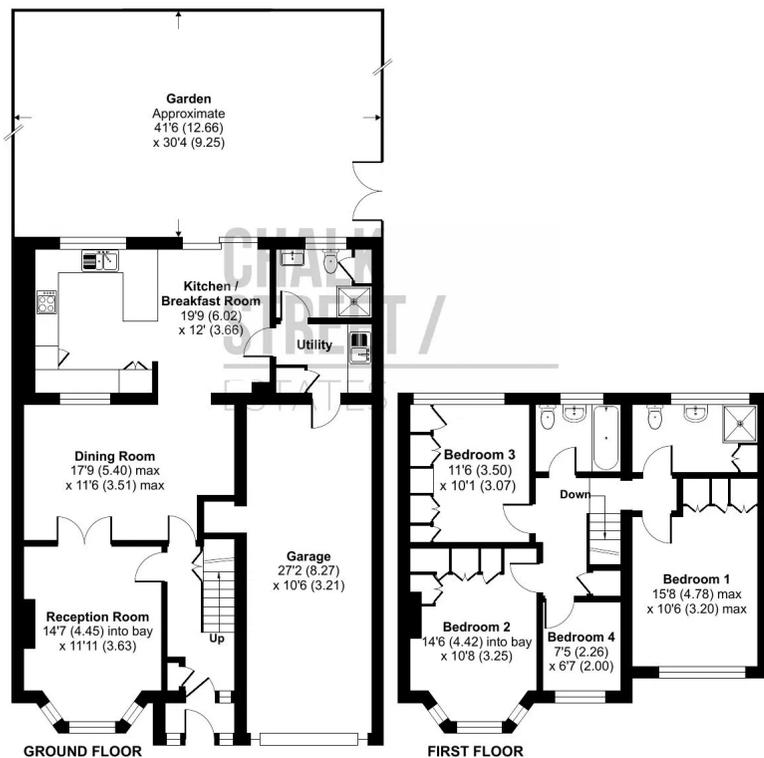
The Avenue, Hornchurch, RM12

Approximate Area = 1495 sq ft / 138.8 sq m

Garage = 298 sq ft / 27.6 sq m

Total = 1793 sq ft / 166.4 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: 1375716



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Chalk Street Estates - Sales

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