



CHALK STREET /
ESTATES

Alma Avenue, Hornchurch, RM12
£675,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Situated just 0.4 miles from Hornchurch Station, walking distance to Hornchurch Town Centre and within close proximity to several reputable schools is this 4 bedroom, extended, semi-detached bungalow.

Upon entering the property, you are greeted with a welcoming hallway which provides access to all of the internal accommodation.

There are two downstairs bedrooms, one is positioned at the front of the home, drawing light from the attractive bay window whilst the other is currently used as a study but is not restricted to this and can be adapted to suit.

Continuing through the ground floor, there is an impressive open-plan kitchen / living / dining room, creating a fantastic hub for both family life and entertaining. This expansive space is thoughtfully designed to offer seamless flow and functionality. The kitchen area is well-appointed, providing ample workspace and storage, while the living and dining areas are ideal for various furniture arrangements.

Rounding off the downstairs is one of the family bathrooms.

Heading upstairs, there are an additional 2 well-sized bedrooms and a family bathroom completing the internal layout.

Externally, to the front there is off street parking via the paved driveway and side gate access to the rear leading to the south facing rear garden which commences with a decking 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.





- Four Bedrooms
- Semi-Detached Bungalow
- Two Bathrooms
- Open Plan Kitchen / Living Room / Dining Room
- Off Street Parking with Side Rear Access
- Extended To The Rear
- South Facing Rear Garden
- Close To Local Primary and Secondary Schools
- Walking Distance To Hornchurch Town Centre
- Excellent Transport Links



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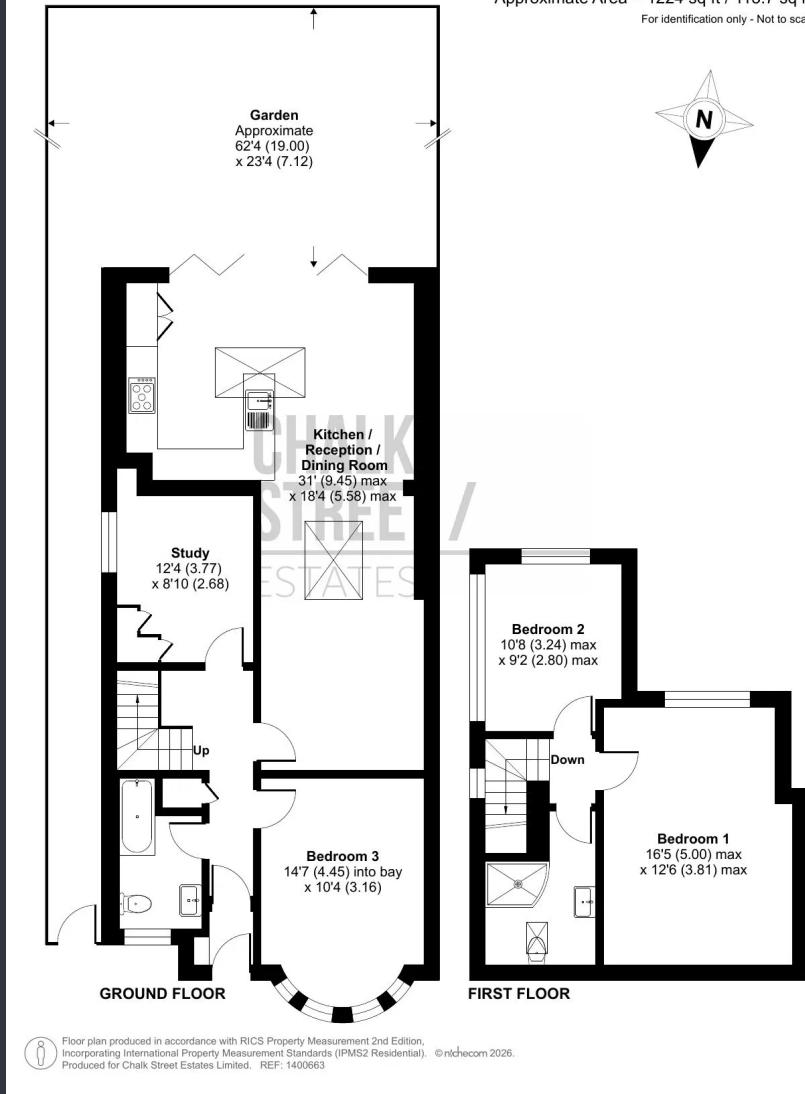
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Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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