



CHALK STREET /  
ESTATES

Egbert Close, Hornchurch, RM12  
Guide Price £400,000

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

**\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\***

Presented in excellent condition throughout, this two-bedroom end-of-terrace house is an ideal first home, located just half a mile from Elm Park Underground Station.

Upon entering, you are welcomed by an inviting hallway with stairs leading to the first floor.

The property enjoys an open plan kitchen / reception / dining room that flows seamlessly as one creating the perfect space for modern family living. The stylish kitchen area is situated at the front of the home, featuring ample wall and base units, generous worktop space, and room for essential appliances. Spanning the rear is a spacious reception / dining area, beautifully presented with neutral decor and tiled flooring. French patio doors overlook the rear garden, allowing natural light to fill the space.

A convenient ground floor W/C completes the lower level.

Heading upstairs, you will find two generously sized double bedrooms, both tastefully decorated and benefit from practical fitted wardrobes.

The well-appointed family bathroom rounds off the internal accommodation.

Externally, the front of the property offers a paved driveway providing off-street parking. The rear garden measures 27' and is predominantly laid to lawn, with side gate access for convenience.

Viewing is highly recommended to fully appreciate all that this wonderful home offers.

*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.*





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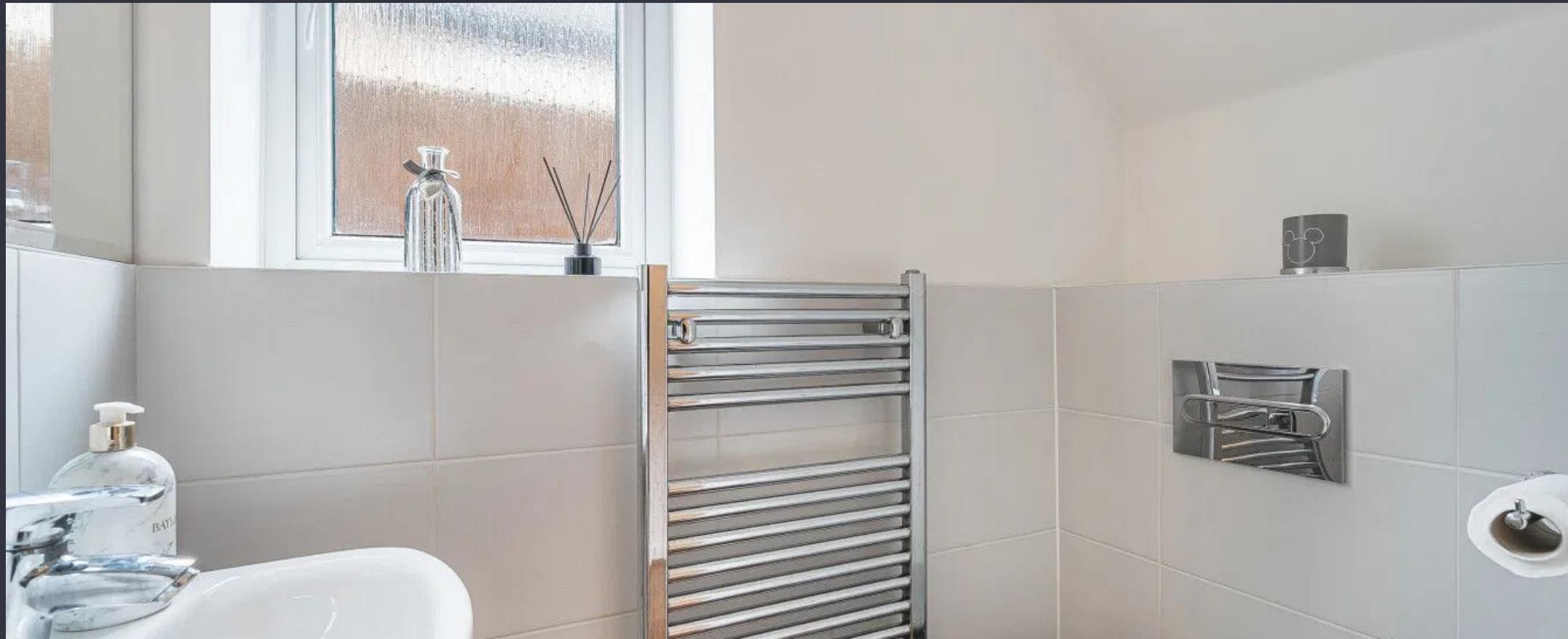


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- Two Bedrooms
- End of Terrace House
- Well Presented Throughout
- Ideal First Home
- Spacious Open Plan Kitchen / Reception / Dining Room
- Ground Floor W/C
- Off Street Parking
- 27' Rear Garden
- Side Gate Access
- Half a Mile from Elm Park Underground Station









## Chalk Street Estates - Sales

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