



CHALK STREET /
ESTATES

Manston Way, Hornchurch, RM12

Guide Price **£465,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Located within easy reach of the Ofsted 'Outstanding' Scotts Primary School and Elm Park Station, this three / four bedroom terraced house offers a practical layout for family living in a desirable residential area.

The ground floor features an open-plan reception and dining area, providing a versatile space for daily activities. A separate kitchen is conveniently located, alongside a ground floor W/C.

A significant benefit of this property is the original garage, which has been thoughtfully converted to provide a second reception room. This highly adaptable space could easily serve as an additional living area, a dedicated home office, or a convenient downstairs bedroom, offering flexibility to suit various needs.

Upstairs, the property comprises three well-proportioned bedrooms, accompanied by a family bathroom.

Externally, the property benefits from off-street parking to the front, a valuable asset in this area. To the rear, the 38' west-facing garden captures ample sunlight throughout the afternoon and evening, creating an ideal setting for outdoor enjoyment. A large outbuilding provides valuable extra space, perfect for storage or as a dedicated hobby area.

This home offers a practical and adaptable living environment within a well-regarded neighbourhood. Early viewing is encouraged to fully appreciate its appeal.

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.





- Three Bedrooms
- Terraced House
- Open Plan Reception / Dining Area
- Separate Kitchen
- Ground Floor W/C
- Off Street Parking
- 38' West Facing Rear Garden
- Large Outbuilding
- 0.6 Miles From Ofsted 'Outstanding' Scotts Primary School
- 0.8 Miles From Elm Park Station





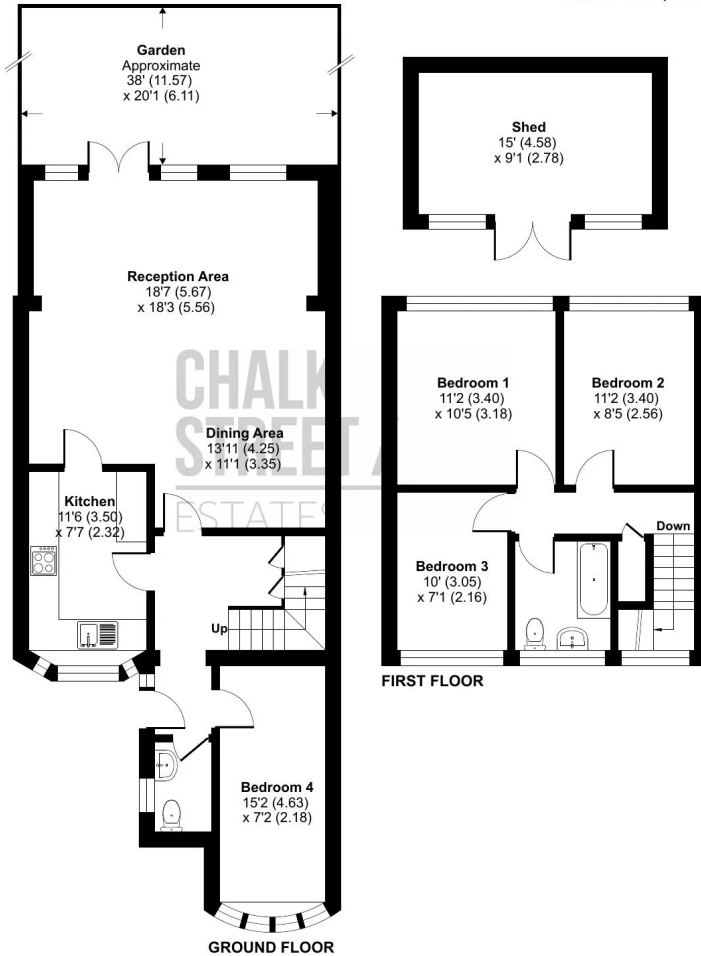




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Approximate Area = 1155 sq ft / 107.3 sq m
 Outbuilding = 137 sq ft / 12.7 sq m
 Total = 1292 sq ft / 120 sq m

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 2026. Produced for Chalk Street Estates Limited. REF: 1394606



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(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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