



CHALK STREET /
ESTATES

Suttons Lane, Hornchurch, RM12

Offers Over **£550,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Ideally situated just 0.1 miles from Hornchurch Underground Station and within walking distance of local schools, this established semi-detached house offers approximately 1,500 square feet of internal living space.

Upon entering, you are welcomed into a bright hallway with stairs leading to the first floor.

The spacious through lounge provides an excellent area for relaxation and entertaining, benefiting from ample natural light and offering versatile layout possibilities.

The property has been extended to house a well-appointed kitchen, featuring numerous wall and base units, ample worktop space, and room for essential appliances.

The ground floor also features a convenient W/C, adding to the practicality of the home.

Heading upstairs to the first floor, you will find two well-proportioned bedrooms, with bedroom 2 boasting its own walk-in wardrobe. Also located on this floor is the four-piece family bathroom.

Further stairs lead to the converted loft space, where the master bedroom is situated, offering a private retreat with its own shower room.

Externally, the property benefits from off-street parking to the front and convenient side gate access to the generous rear garden.

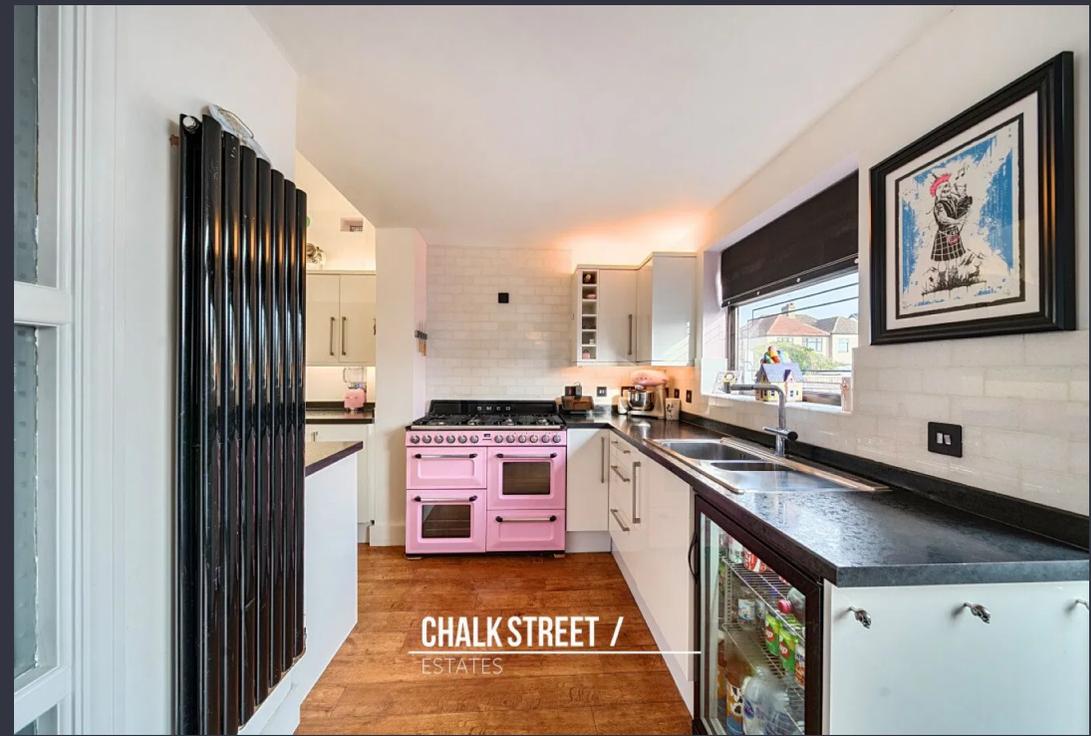
The rear garden, extending approximately 61'9 in length, provides an outdoor space to enjoy, perfect for outdoor activities or simply relaxing.

This property is well-suited for those seeking a practical home in a well-connected Hornchurch location.

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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- Three Bedroom Semi-Detached House
- 1,500 Square Foot of Internal Living Space
- Spacious Through Lounge
- Ground Floor W/C
- Walk-in Wardrobe
- Side Gate Access
- Off Street Parking
- 61'9 Rear Garden
- Walking Distance to Local Schools
- 0.1 Mile from Hornchurch Underground Station





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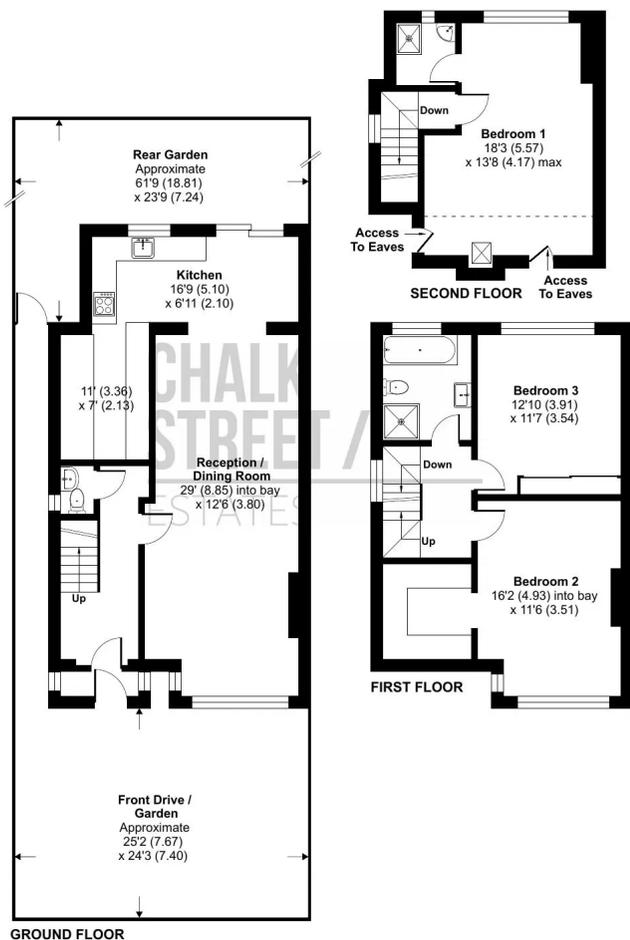
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Approximate Area = 1468 sq ft / 136.3 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1513 sq ft / 140.4 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 2026. Produced for Chalk Street Estates Limited. REF: 1395956



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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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