



CHALK
STREET /

Warren Drive, Hornchurch, RM12

Offers Over **£700,000**

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

Positioned within close proximity to Elm Park station and Hornchurch station, boasting excellent bus routes, and within walking distance to Ofsted Good rated schools such as Benhurst Primary School and Abbs Cross Academy, is this beautifully presented, extended five bedroom semi-detached house. Amassing over 1,400 sq. ft., the home boasts two reception rooms, kitchen / diner and a shower room to the ground floor, whilst spread across the two upper levels there are five well proportioned bedrooms, an en-suite and family bathroom. Externally, there is off street parking, side gate access and a 78' rear garden. This beautiful family home also backs onto Harrow Lodge Park.

Upon entering the home, you are greeted with a welcoming hallway and stairs rising to the first floor.

Measuring 17'10 in depth, the principal reception room is beautifully decorated with neutral tones. Further features include deep skirting, a charming centre fireplace with log burner and wooden flooring underfoot.

Double doors open onto the stunning kitchen / diner which spans the rear of the home and comprises numerous wall and base units, ample worktops, a centre breakfast island and room for essential appliances. Bi-folding doors open onto the rear garden and flood the space with an abundance of natural light.

Accessed off the hallway is the second reception room, which can be used as a study, playroom, TV room, snug, or formal dining room.

Completing the ground floor footprint is the modern shower room and W/C.

Heading upstairs, there are three large double bedrooms and a further single bedroom. All four bedrooms are nicely presented throughout.

Also located on this floor is the internal layout is the family bathroom.

The loft has been converted to provide a large master bedroom with ample fitted wardrobes and its own en-suite shower room.

Externally, to the front there is off street parking via the driveway and a shared driveway which leads to the side gate access.

The unoverlooked 78' rear garden commences with a decking area, with the remainder mostly laid to lawn.

Viewing is highly recommended to fully appreciate all this 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





- Five Bedrooms
- Semi-Detached House
- Extended To The Front & Rear
- Spacious Reception Room
- Open Plan Kitchen / Diner
- Ground Floor Shower Room
- Loft Conversion With Master Bedroom & En-Suite
- Off Street Parking With Side Access
- 78' Rear Garden
- 0.5 Miles from Elm Park Underground Station



CHALK STREET

CHALK STREET





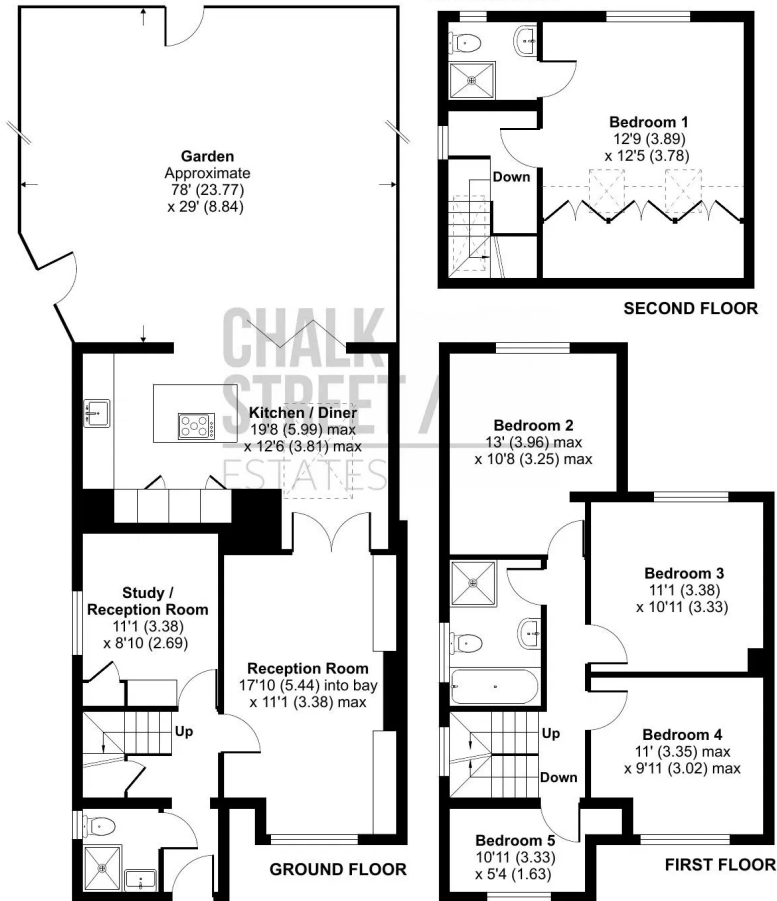
Warren Drive, Hornchurch, RM12

Approximate Area = 1419 sq ft / 131.8 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Total = 1496 sq ft / 139 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chalk Street Estates Limited. REF: 1184893



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

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/