



CHALK STREET /
ESTATES

Alma Avenue, Hornchurch, RM12

Offers Over £600,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Situated just 0.4 miles from Hornchurch Station, walking distance to Hornchurch Town Centre and within close proximity to several reputable schools is this beautifully presented 3 bedroom, extended, semi-detached bungalow.

Upon entering the property, you are greeted with a welcoming hallway which provides access to all the principal rooms on the ground floor.

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 playroom 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. The kitchen area is well-appointed, providing ample workspace and storage, while the living and dining areas are ideal for various furniture arrangements. A skylight overhead further enhances the openness of this home, while bi-fold doors open onto the rear garden.

A separate utility room offers additional storage and practicality.

Completing the ground floor layout is a well-presented bathroom, conveniently located to serve the downstairs accommodation.

Ascending to the first floor, you will find an additional well-proportioned bedroom and a four-piece family bathroom, completing the internal layout. Two handy storage cupboards off the landing add to the home's convenience.

Externally, to the front there is off street parking via the paved driveway and side gate access. The 50' rear garden is predominately laid to lawn with a useful shed which benefits from water, electricity and insulation, providing additional storage solutions or potential to be a home office.

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.





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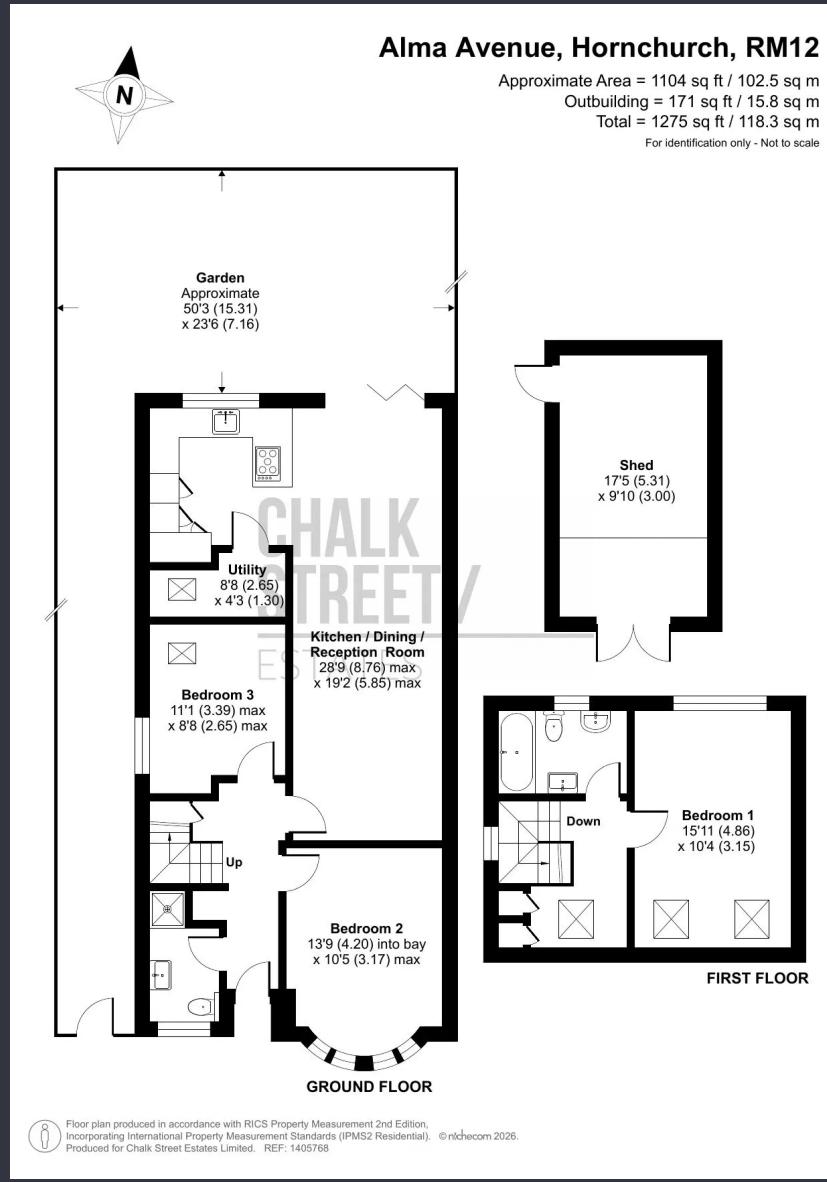


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- Three Bedrooms
- Semi-Detached Bungalow
- Beautifully Presented Throughout
- Extended To The Rear & Loft Conversion
- Stunning Open Plan Kitchen / Reception / Dining Room
- Two Bathrooms
- Off Street Parking
- Walking Distance To Hornchurch Town Centre
- 0.3 Miles From Hornchurch Station
- Close To Local Primary and Secondary Schools







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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		72	81
EU Directive 2002/91/EC			

Chalk Street Estates - Sales

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