



CHALK STREET /

Ardleigh Green Road, Hornchurch, RM11

Offers Over **£1,400,000**

Bedrooms: 4 | Bathrooms: 3 | Receptions: 4

Ideally situated on the sought-after Ardleigh Green Road in Hornchurch, positioned within walking distance to Emerson Park Station and Hornchurch Town Centre, is this four / five bedroom house, offering over 1,900 sq ft of well-planned living accommodation, a substantial 100ft rear garden and a versatile fully equipped outbuilding.

This home has been thoughtfully designed to provide generous living space across two floors, suited for modern family life.

Upon entering, a welcoming entrance hallway provides access to the principal living areas and stairs rising to the first floor.

To the front of the home are two well-proportioned reception rooms, both benefiting from attractive bay windows that allow natural light to flood the space. These rooms offer flexibility to be adapted subject to the individual's requirement. The second reception room currently a cinema room, was previously used as a bedroom and benefits from fitted wardrobes.

Moving through the property, the rear of the home opens into an impressive kitchen and dining room extending over 32ft in length. This expansive space is perfectly suited to both everyday living and entertaining with ample room for a large dining table and seating area. The kitchen itself is well-appointed with granite worktops and is fully equipped with integrated appliances including a dishwasher, washing machine, cooker and fridge, providing functionality. Double doors provide seamless access to the garden.

Further enhancing the ground floor, a separate office offers an ideal space for those working from home.

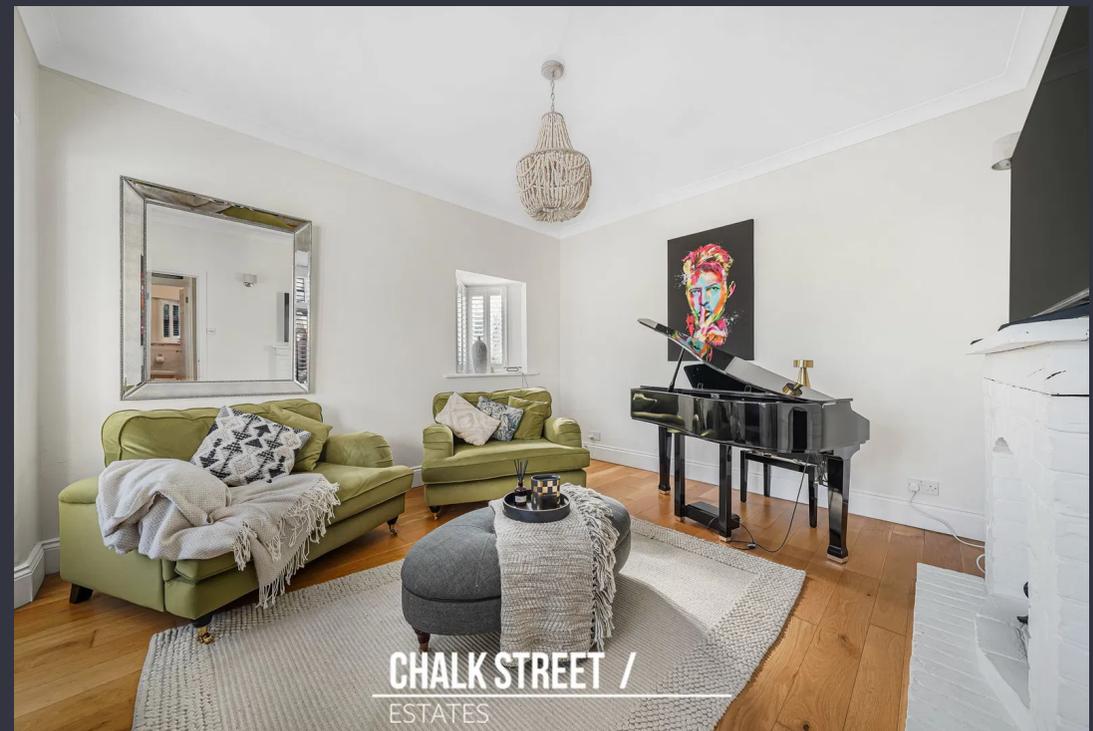
Completing the ground floor is a well-appointed bathroom.

Ascending to the first floor, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The largest bedroom benefits from an en-suite bathroom. Each bedroom is tastefully decorated in neutral tones and features fitted wardrobes.

A beautifully designed family bathroom serves the remaining bedrooms.

Externally, the gated front garden boasts ample off-street parking, with side gate access leading to the rear garden.

The rear garden, measuring approximately 100ft in length offers a practical outdoor space. Positioned at the rear of the garden a detached outbuilding measuring approximately 358 sq ft. and significantly enhances the flexibility of the property. The outbuilding benefits from electricity and water supply, a working toilet and plumbing already installed for a shower. This highly versatile space could be utilised as a home office, gym, or an entertainment room. Viewing is highly recommended to fully appreciate the generous proportions this wonderful home has to offer in this desirable location.

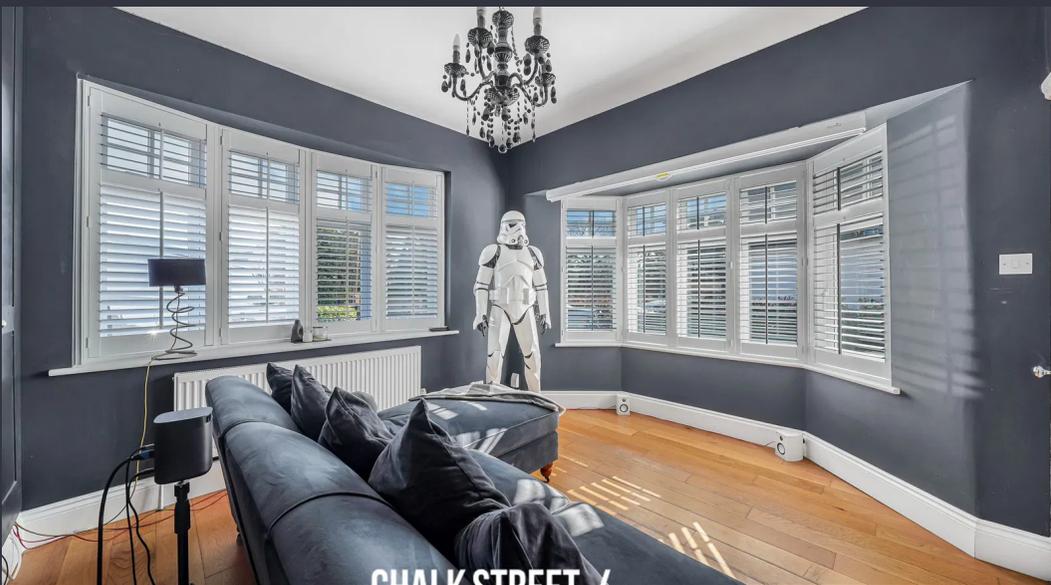




- Four / Five Double Bedrooms
- Detached House
- Well Presented Throughout
- Two Large Reception Rooms
- Open Plan Kitchen / Dining Room
- 1977 Sq. Ft. Of Living Accommodation
- Off Street Parking with Side Access
- Two Bathrooms Plus An En-Suite
- 0.7 Miles To Gidea Park Elizabeth Line Station
- Walking Distance To Ofsted 'Outstanding' Rated Ardleigh Green Schools

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, Blicn 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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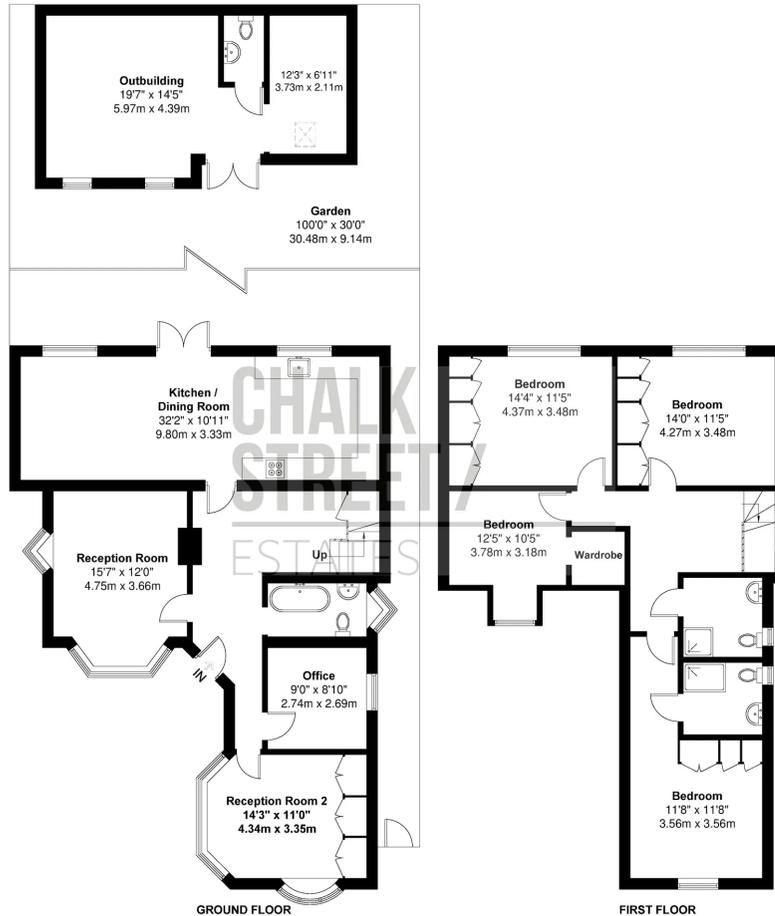
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Approximate Area = 183.7 sq m / 1977 sq ft

Outbuilding Area = 33.3 sq m / 358 sq ft

Total = 217 sq m / 2335 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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