



Berkshire Way, Hornchurch, RM11

£575,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Positioned within the popular County Park Estate, just a short stroll to local shops and just 0.3 miles from Ofsted 'Outstanding' rated Nelmes Primary school is this extended three bedroom semi-detached house.

Upon entering, you are greeted by a welcoming entrance with stairs rising to the first floor.

The hallway leads into the front reception room, featuring a charming fireplace and a large walk-in bay window that allows an abundance of natural light. Currently used as a playroom, this room can easily adapt to a variety of uses.

To the rear, the property opens into an impressive extended kitchen, dining, and family area which is ideal for modern living. The kitchen is fitted with modern wall and base units, complemented by white composite stone worktops and a breakfast bar. Additional features include underfloor heating, integrated appliance space including dishwasher, fridge, and freezer, a hot tap and built-in speakers. The space comfortably accommodates both a dining and additional living area, enhanced by a skylight and bi-folding doors that flood the room with natural light.

The ground floor further benefits from a separate utility room, providing additional storage and practicality, along with a convenient downstairs W/C.

Heading upstairs, there are two spacious double bedrooms and a further single. All three rooms are well presented and easily accommodate wardrobes.

A modern family bathroom, completes this level with a three-piece suite.

Externally, the property boasts off-street parking to the front via a driveway and rear access via the shared side gate.

The south-facing rear garden commences with a patio area and leading to a neatly maintained lawn. At the far end, a convenient garden shed provides additional storage solutions and has electric.

Viewing is highly recommended to appreciate the convenience this home offers within a desirable residential setting.

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.

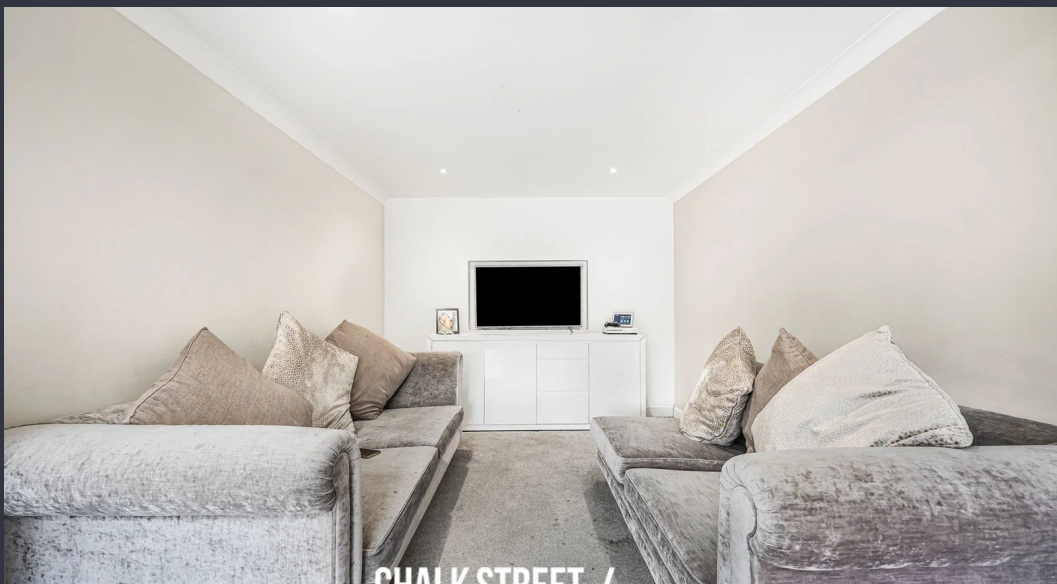
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Bedrooms
- Extended Semi-Detached House
- Well Presented Throughout
- Open Kitchen / Dining Room
- Downstairs W/C
- South Facing Rear Garden
- Off Street Parking
- Within Close Proximity To Local Shops, Transport Links and Amenities
- 1 Mile From Emerson Park Station
- 0.3 Miles From Ofsted 'Outstanding' Nelmes Primary School









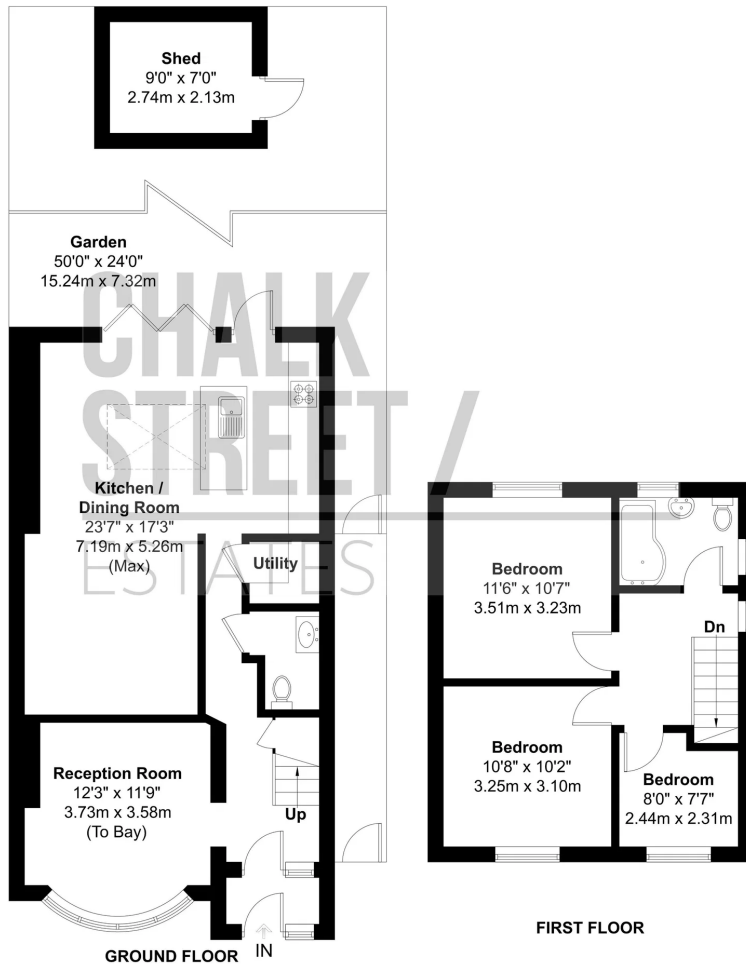
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Approximate Area = 100.8 sq m / 1085 sq ft

Shed Area = 5.9 sq m / 63 sq ft

Total = 106.7 sq m / 1148 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		82
(55-68)	D	66	
(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/>