



CHALK STREET /

Butts Green Road, Hornchurch, RM11

Offers Over **£550,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Conveniently positioned just a short walk from Emerson Park Station is this gorgeous Edwardian semi-detached character house, offering well-proportioned and versatile accommodation throughout. Internally, the property comprises three / four bedrooms to the first floor, along with a modern family bathroom. To the ground floor, there is a spacious open-plan living/dining room, a separate family room and a fitted kitchen. Externally, the property benefits from a west-facing rear garden which is largely unoverlooked, while to the front there is off-street parking for two vehicles.

Upon entering the property, a hallway provides access to the principal living areas, with stairs rising to the first floor. Positioned at the front of the home, the living area draws light from a walk-in bay window. The room opens through to the dining area at the rear, which features patio doors leading directly onto the garden.

Accessed from the hallway is the separate family room, which in turn leads through to the kitchen. The kitchen comprises a range of wall and base units, ample work surface space and integrated appliances. From here, there is access to the conservatory with direct access onto the rear garden, while a ground floor cloakroom is conveniently positioned beneath the stairs.

To the first floor, the principal bedroom is located at the front of the property and benefits from a walk-in bay window and fitted wardrobes. The second bedroom is another well-proportioned double, also featuring built-in storage. The third bedroom, again a double with fitted wardrobes, leads through to an additional room which is currently arranged as a walk-in wardrobe, but could also be used as a fourth bedroom, nursery or study if required.

Completing the internal layout is the family bathroom.

Externally, the west-facing rear garden commences with a paved patio area, with the remainder laid to lawn. A flower bed runs along one side, while mature trees and shrubs provide a good degree of privacy.

To the front, the property offers off-street parking for two cars.

Viewing is highly recommended to fully appreciate this beautiful family home.

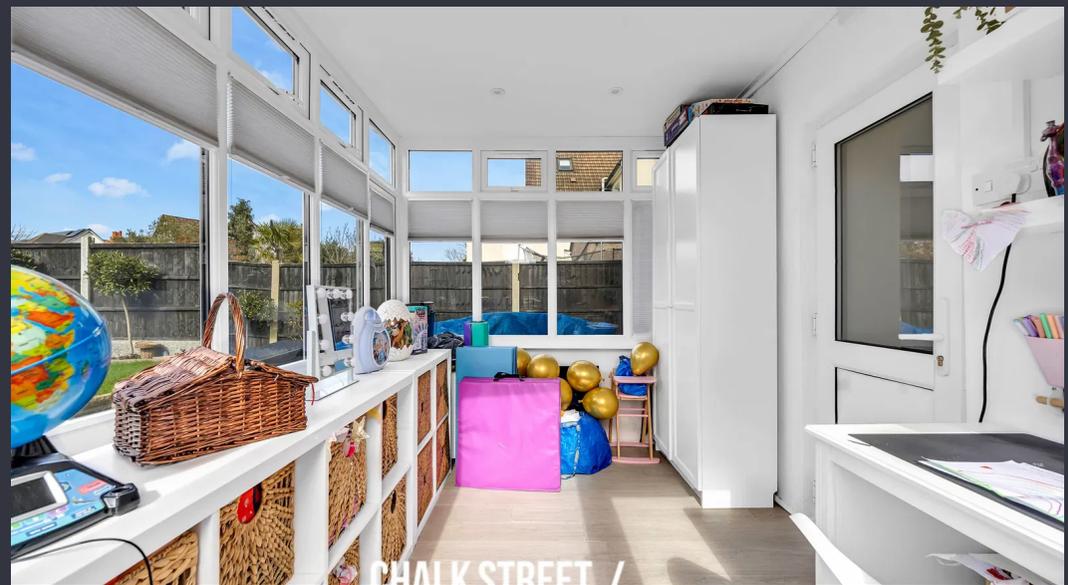
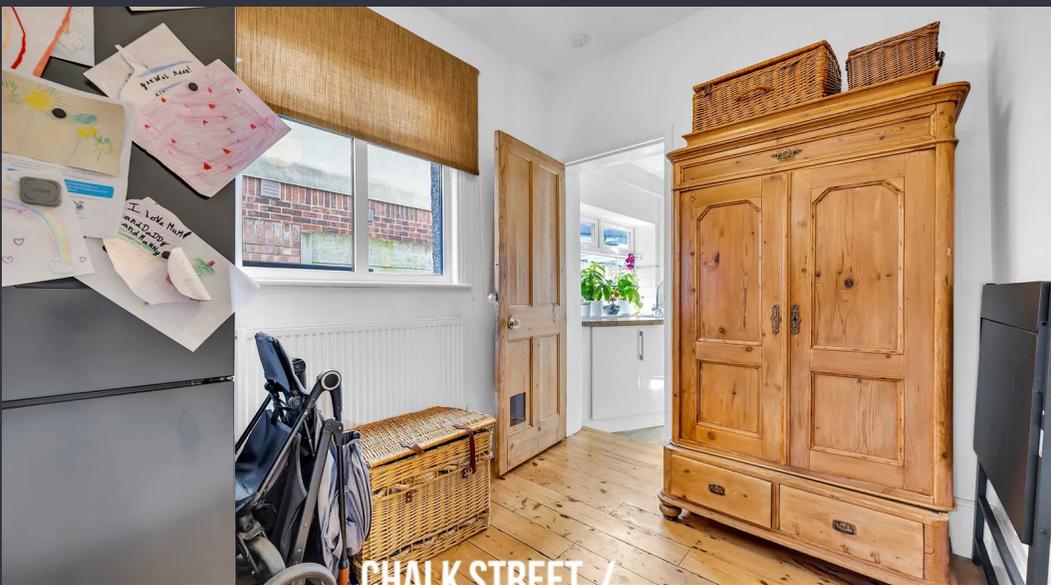
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- Three Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Edwardian Character Property
- Three Reception Areas
- Modern Kitchen
- Conservatory
- Spacious Family Bathroom
- 65' West Facing Rear Garden
- Off Street Parking
- Walking Distance from Emerson Park Station



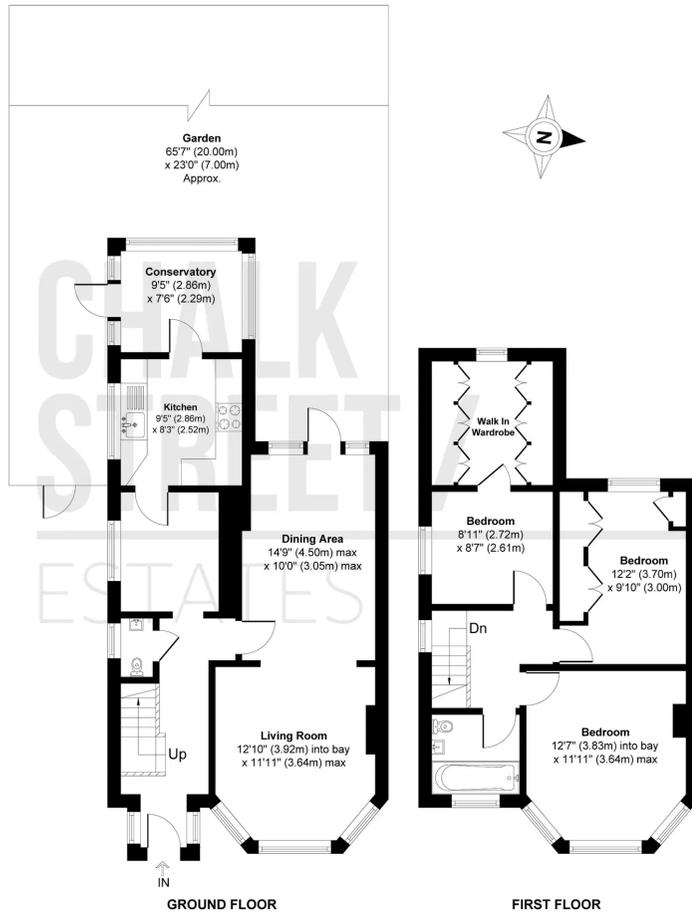






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Ground = 62.65 sq m / 674 sq ft
 First = 47.70 sq m / 513 sq ft
 Total = 110.35 sq m / 1187 sq ft
 For identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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