



Ratten Close, Hornchurch, RM12

£600,000

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

Situated within the popular St. George's Park Development, positioned just 0.4 miles from Hornchurch Station and mere walking distance to both Hornchurch Town Centre and Hornchurch Country Park is this beautifully presented, three bedroom detached house. The property is still within its NHBC ten-year warranty.

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

Positioned at the front of the property, the stylish kitchen features a range of wall and base units, impressive worktop space, and provisions for essential appliances.

The inviting main reception room, located at the rear, measures an impressive 17'4 x 16'8. This spacious area is beautifully decorated with neutral tones and boasts a charming centre fireplace, a large storage cupboard, and French patio doors opening onto the rear garden.

A convenient ground floor W/C completes the layout on this level.

Upstairs, you will find three comfortable bedrooms. The master bedroom offers a delightful retreat with its own en-suite shower room and fitted wardrobes, creating a private and organised space. A well-appointed family bathroom serves the remaining bedrooms, and all upstairs windows are fitted with attractive shutters.

Externally, the property benefits from a well-maintained front garden and a 26' low-maintenance Astroturf rear garden with practical side access. Two allocated parking spaces at the front ensure convenience. With five years remaining on its New Build Warranty, this home offers peace of mind.

Located just 0.4 miles from Hornchurch Station and within walking distance of Hornchurch Town Centre, residents enjoy easy access to local amenities and excellent transport links. Hornchurch Country Park is also a short stroll away, providing fantastic opportunities for outdoor recreation, and the estate benefits from multiple nearby children's play areas.

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

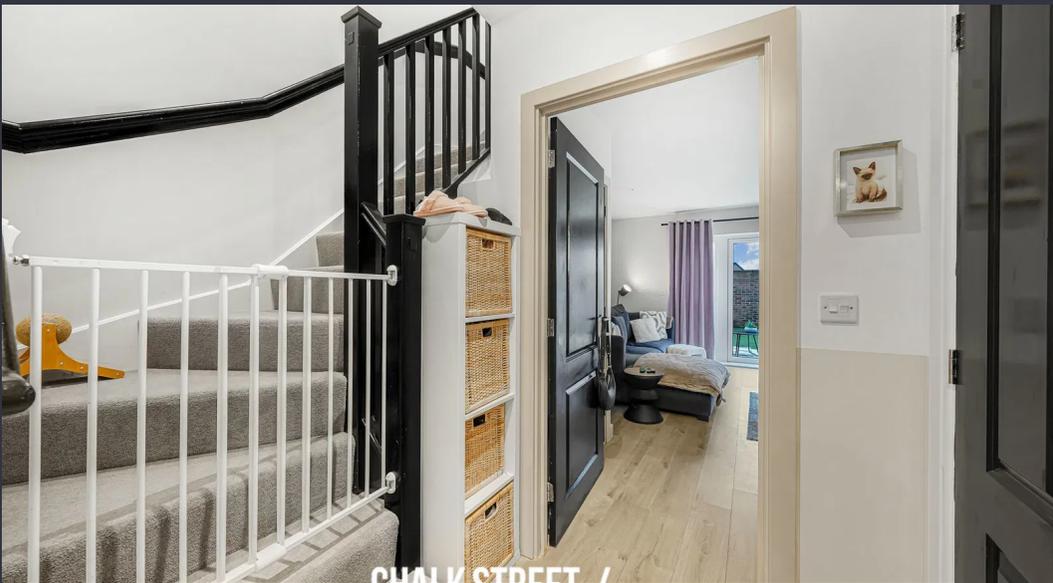
*Please note, as the property sits on a managed estate, there is a service charge of approximately £515 p.a., paid 6-monthly.*





- Three Bedrooms
- Detached House
- Beautifully Presented Throughout
- Master Bedroom With En-Suite
- Close Proximity To Hornchurch Town Centre
- 0.4 Miles From Hornchurch Station
- Well Maintained Front Garden
- 26' Rear Garden With Side Access
- Two Allocated Parking Space To Front of Property
- 5 Years Remaining on New Build Warranty

*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, Blic 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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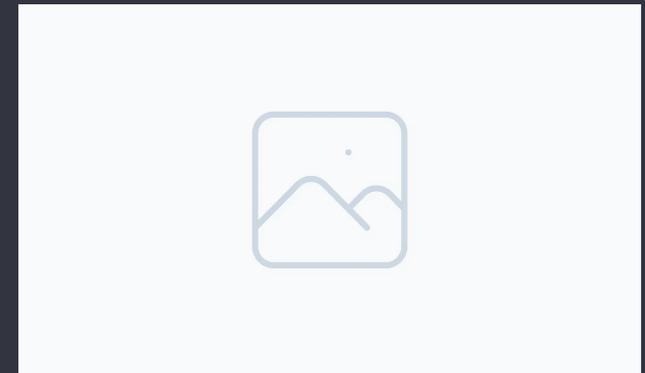
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