



Ennerdale Avenue, Hornchurch, RM12
Offers Over £450,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This well-presented three bedroom terraced house is ideally situated just 0.6 miles from Elm Park Underground Station, close proximity to Ofsted 'Outstanding Rated' Scotts Primary School and walking distance to Elm Park Shopping Broadway.

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

Drawing light from the large window to the front elevation the large reception room is well presented with modern tones and measures 13'4 x 12'4.

To the rear of the property kitchen comprises numerous wall and base units, worktops to three sides and room for essential appliances. There is a single patio door leading onto the rear garden.

Positioned off the kitchen, there is a handy downstairs W/C.

Upstairs there are two double bedrooms, both boasting fitted wardrobes and a generously sized single bedroom. All three bedrooms are well presented with the largest measuring 13'1 x 12.

Completing the internal layout is the family bathroom.

Externally, to the front there is off street parking via the driveway.

The rear garden measures 70' and commences with a decking area with the remainder predominantly laid to lawn. At the base of the garden there is an additional patio area, where there is a detached garage and an additional entrance into the garden.

Viewing is highly recommended to fully appreciate all this wonderful 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.

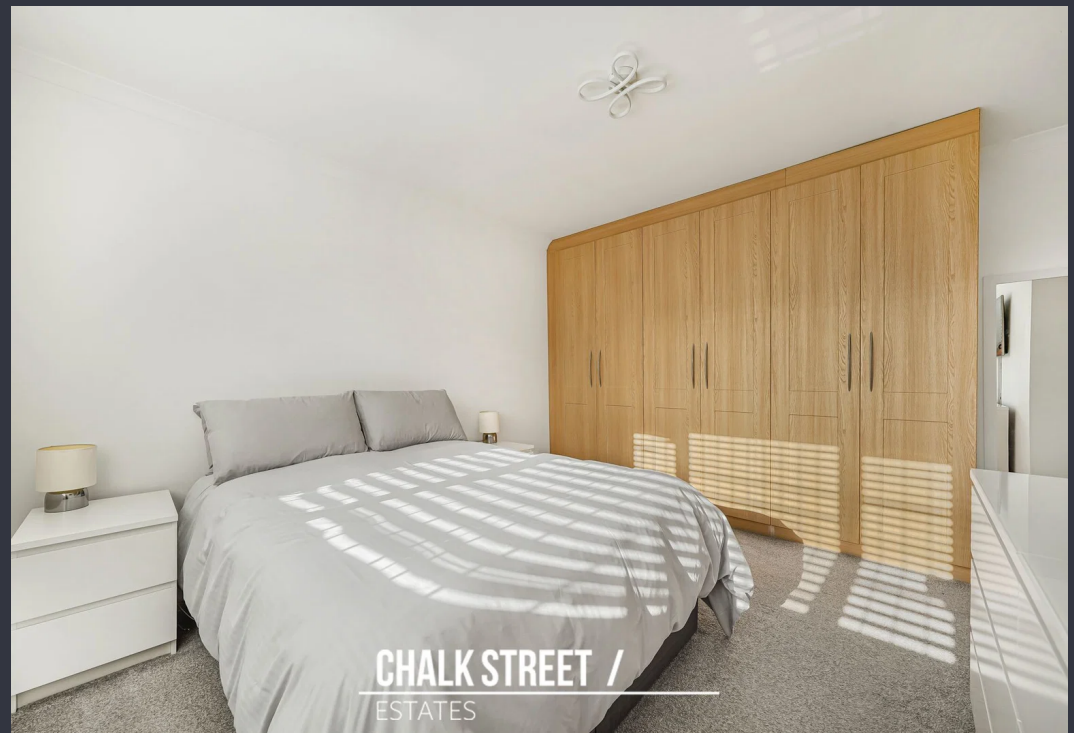
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Bedrooms Terraced House
- Well Presented Throughout
- Downstairs W/C
- Off Street Parking
- 70' Rear Garden
- Detached Garage To The Rear
- Walking Distance To Local Shops
- 1.8 Miles from Ofsted 'Outstanding Rated' Scotts Primary School
- 1 Mile from Elm Park Primary School
- 0.6 Miles from Elm Park Underground Station







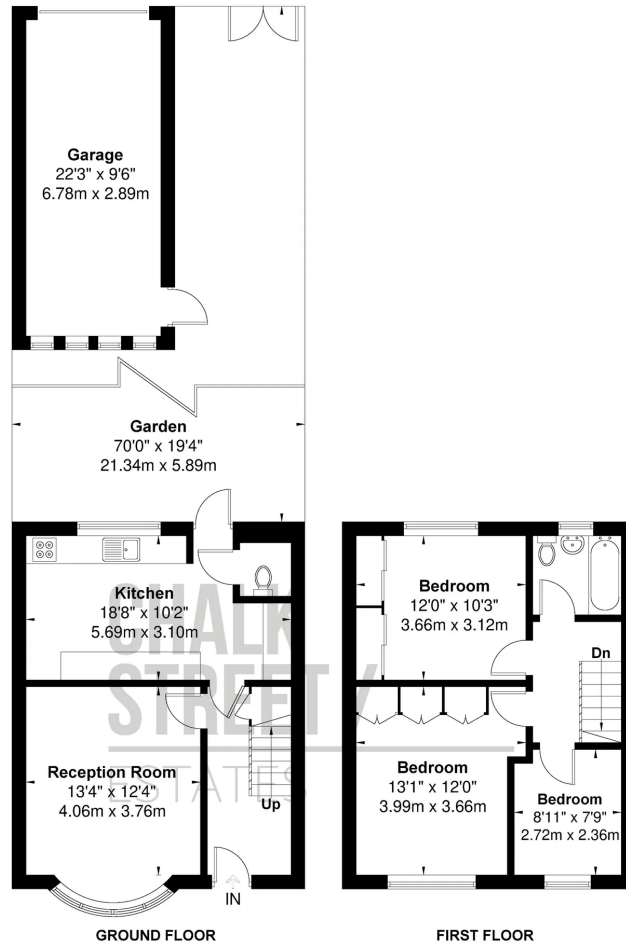
Ennerdale, Hornchurch, RM12

Approximate Area = 84.3 sq m / 907 sq ft

Garage = 19.7 sq m / 212 sq ft

Total = 104.0 sq m / 1119 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).
© Chalk Street Estates Limited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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/>