



Harwood Avenue, Hornchurch, RM11

Offers Over **£475,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Positioned within a highly sought-after turning in the heart of Ardleigh Green is this extended three-bedroom terraced house. The property benefits from local transport links such as Gidea Park Elizabeth Line Station nearby and close proximity to Ofsted rated 'Outstanding' Ardleigh Green Infant / Junior School and David Lloyd Health Club.

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 large walk-in bay window that floods this room with natural light. This space is tastefully finished with neutral décor, wood flooring and a feature fireplace.

Moving through to the rear of the home, there is a thoughtfully extended kitchen/dining room. The modern kitchen is stylishly appointed with contemporary units, generous worktop space and room for essential appliances with an abundance of space for a dining table and chairs. This area is flooded with natural light from three overhead skylights, benefits from underfloor heating and bi-folding doors that open onto the garden.

The first floor boasts two well-proportioned bedrooms. The principal bedroom is positioned at the front, benefitting from a bay window and fitted wardrobes, while the second bedroom overlooks the rear garden.

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

The second floor comprises a conversion, providing a further spacious double bedroom with fitted wardrobes which has eaves storage accessible through them. To add, this bedroom has its own en-suite which also benefits from underflooring heating.

Externally, the property boasts off-street parking to the front via a driveway.

The rear garden extends to approximately 100 ft, commencing with a decked seating area and leading to a neatly maintained lawn bordered by mature planting. At the far end, a detached garage sits on a patio area and is accessible via a shared pathway providing rear access.

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.





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- Three Bedrooms
- Extended Terraced House
- Well Presented Throughout
- Open Kitchen / Dining Room
- Converted Loft With Bedroom & Bathroom
- Off Street Parking
- Detached Well Sized Garage
- Within a Mile from Gidea Park Elizabeth Line Station
- 0.3 Miles from Ofsted 'Outstanding Rated' Ardleigh Green Infant and Junior Schools
- 0.6 Miles from David Lloyd Health Club



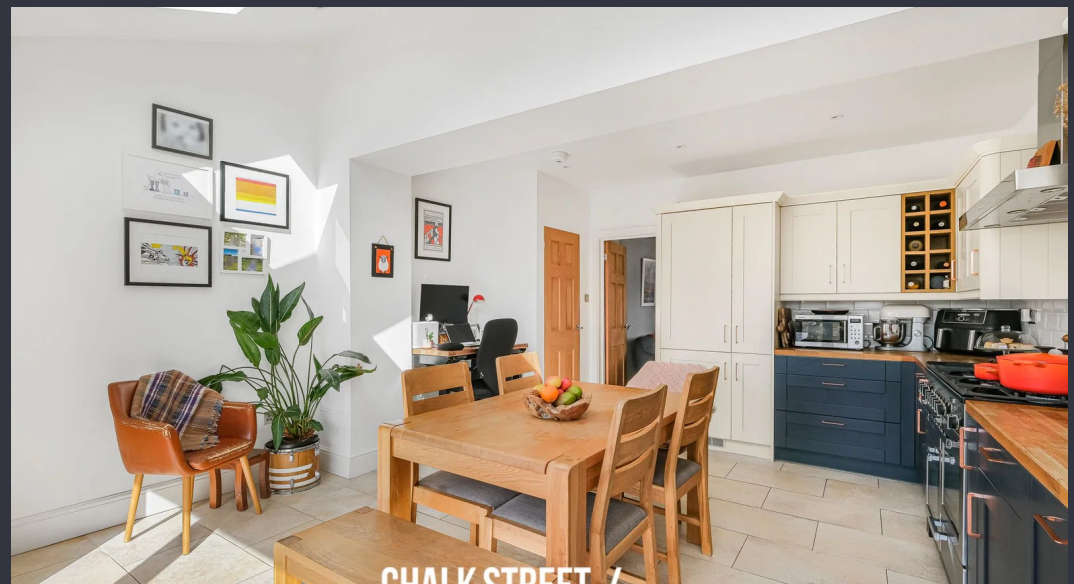
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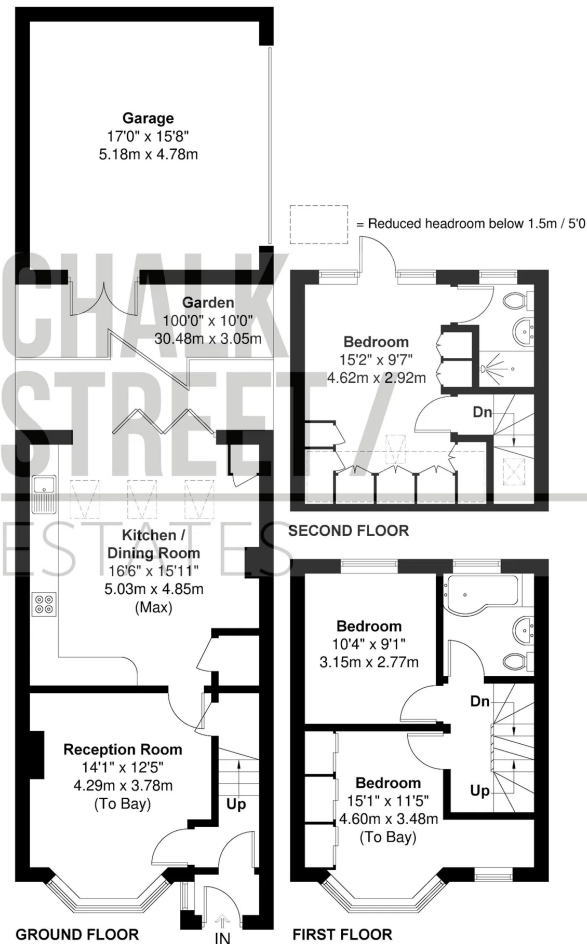




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Approximate Area = 93.4 sq m / 1005 sq ft
 Garage Area = 24.9 sq m / 268 sq ft
 Limited Use Area(s) = 4.2 sq m / 45 sq ft
 Total = 122.5 sq m / 1318 sq ft
 For Identification only - Not to Scale



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	74	80
(55-68) D		
(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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