



CHALK STREET /

Hillview Avenue, Hornchurch, RM11

Offers Over **£585,000**

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

Offered for sale with the added advantage of no onward chain, ideally located within half a mile of Emerson Park station, 0.7 miles from Gidea Park Elizabeth Line and 0.2 miles from Ofsted 'outstanding' Towers Infant school is this stunning, comprehensively refurbished and extended three bedroom semi-detached chalet bungalow. Finished to an extremely high standard throughout, the property affords approximately 1,144 sq ft of thoughtfully designed accommodation.

The property has undergone a complete renovation, including a new rear extension and loft conversion with rear dormer, new tiled roof, new windows and patio doors, new front door, full rewire and a newly installed heating system incorporating designer column radiators and underfloor heating to the bathrooms.

The ground floor has been reconfigured to create a striking open-plan kitchen/family/dining space spanning the rear of the property. The newly fitted kitchen is fitted with quartz worktops and a breakfast bar, alongside a butler sink overlooking the rear garden plus integrated appliances including dishwasher, electric oven, electric hob and overhead extractor fan. Herringbone flooring runs throughout this space, enhancing the contemporary finish whilst the new patio doors open onto the landscaped rear garden.

To the front, immediately off the entrance lobby, the 25ft reception room has been finished with high quality fitted carpets, complemented by new internal woodwork and high specification doors throughout. A generous double bedroom is also located on the ground floor, offering flexibility for guests, multi-generational living or a secondary reception if preferred.

Completing the ground floor arrangement is a newly installed, modern family bathroom fitted with a large bath, separate shower cubicle, wall-hung vanity unit and WC, finished with quality tiling and underfloor heating.

The first floor now benefits from a newly created principal bedroom suite with rear dormer and Juliet balcony, allowing for excellent natural light and elevated garden views. This room is served by a brand new tiled en-suite shower room incorporating a separate shower cubicle, wall-hung vanity unit, W/C and underfloor heating. A further spacious single bedroom is accessed from the landing, alongside a practical utility cupboard with plumbing and electrics for a washing machine and separate dryer which has been formed within the eaves space off the landing.

Externally, commencing with a large L shaped newly laid sandstone patio, the unoverlooked rear garden extends to approximately 50' and enjoys a south-facing orientation, ensuring sunlight throughout the day. To the front, the driveway provides off-street parking for two vehicles and the double side gate provides convenient access to the garden.

Presented in turn-key condition with significant structural and cosmetic upgrades completed, this is a high quality family home combining modern specification with practical living space in a well-regarded residential location.

EPC: C

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to*



**CHALK STREET /**  
ESTATES

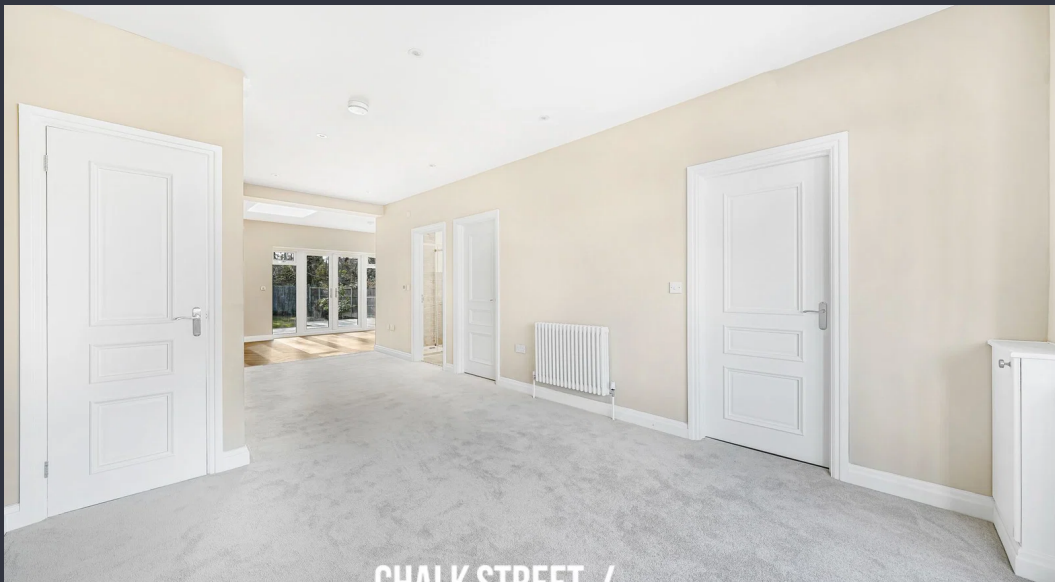


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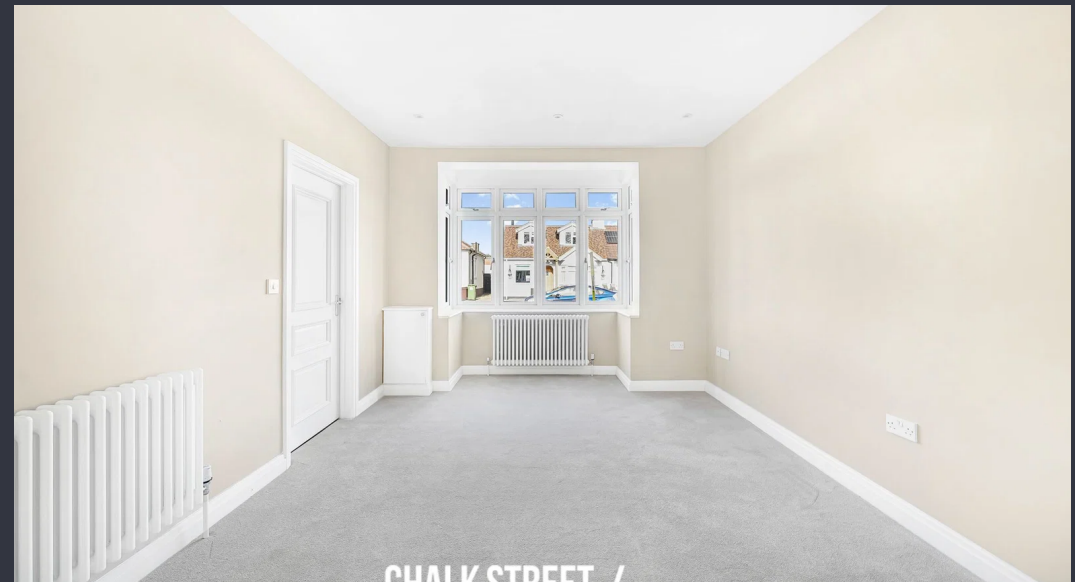


- No Onward Chain
- Three Bedroom Semi-Detached Chalet Bungalow
- Turn-Key Condition
- Completely Renovated Throughout to a High Specification
- Large Through-Lounge
- Separate Family Room / Dining Area
- 2 Bathrooms
- Off Street Parking / South Facing Rear Garden With Side Access
- 0.2 Miles From Ofsted Outstanding Towers Infant School
- 0.5 Miles From Emerson Park Station & 0.7 Miles From Gidea Park Elizabeth Line Station





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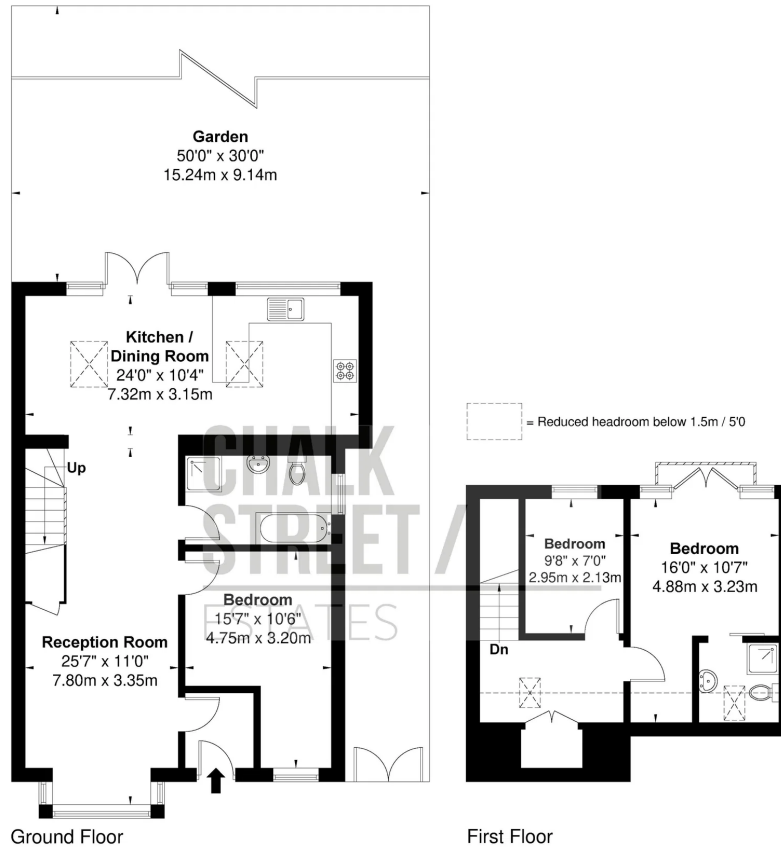




# Hillview Avenue, Hornchurch, RM11

Approximate Area = 106.3 sq m / 1144 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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