



CHALK STREET /
ESTATES

Hornchurch Road, Hornchurch, RM11

Guide Price **£550,000**

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1

Guide Price £550,000 - £575,000

Ideally located within close-proximity to Hornchurch Town Centre, high performing local schools and 0.7 miles from Emerson Park Station is this four bedroom, extended terraced house. This lovely family home offers well-balanced accommodation arranged over three floors and totalling approximately 1,708 sq ft including the garage and outbuilding.

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

To the front, the principal reception room spans an impressive 21'1", enhanced by a bay window and offering clearly defined areas for both seating and formal dining.

The ground floor has been extended to the rear to create a generous kitchen / dining room measuring 16'4" x 14'3", providing excellent everyday living space with ample work surfaces, storage and room for a dining table. Double doors open directly onto the rear garden, creating a natural flow between internal and external space and making it particularly well suited to entertaining.

The ground floor shower room further complements the layout and adds everyday convenience.

To the first floor are three bedrooms, comprising two well-proportioned doubles and a comfortable single room, ideal as a nursery, study or dressing room. These are served by a family bathroom positioned off the landing.

The loft has been converted to provide an excellent fourth bedroom measuring 18'6" x 10'4", complete with its own en-suite shower room and useful eaves storage.

Externally, the rear garden extends to approximately 35'8" and provides a manageable yet functional outdoor space. To the rear of the plot there is a detached garage and separate outbuilding, together amounting to nearly 300 sq ft of additional space. These structures offer versatility for storage, workshop use or potential adaptation to a home office or gym.

Well positioned for local amenities, schools and transport links, this is a substantial terraced home offering generous accommodation, flexibility across three floors and further potential in a well-connected location.





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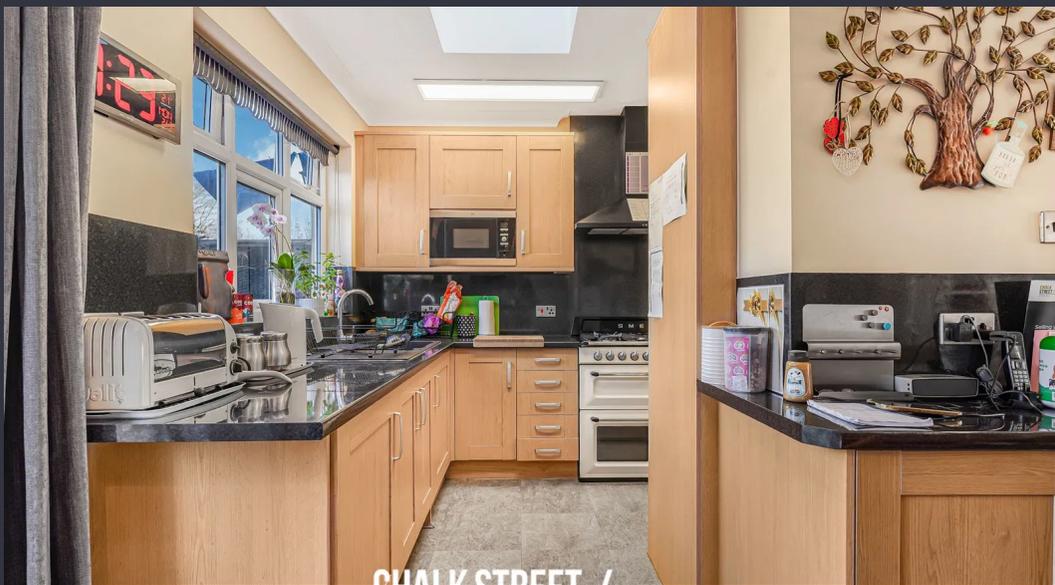
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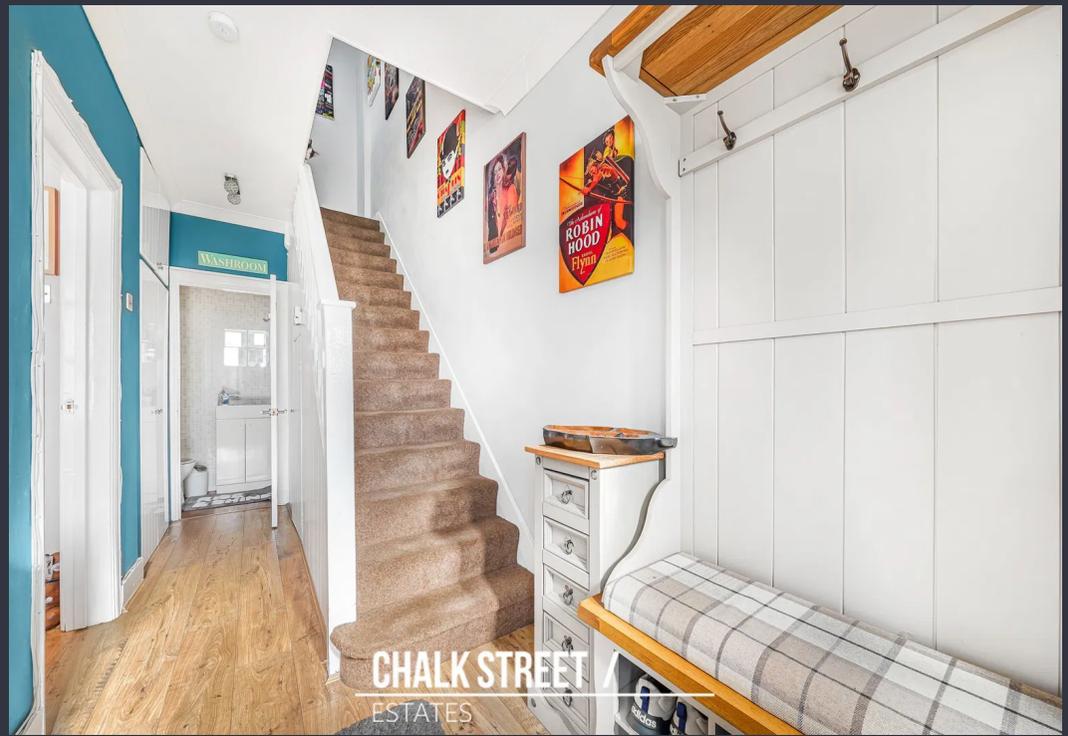


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- Four Bedrooms
- Terraced House
- Extended To The Rear
- Spacious Reception Room
- Kitchen / Dining Room
- Loft Conversion With Master Bedroom With En-Suite
- Off Street Parking
- Garden Outbuilding
- 0.7 Miles From Emerson Park Railway Station
- Walking Distance To Hornchurch Town Centre

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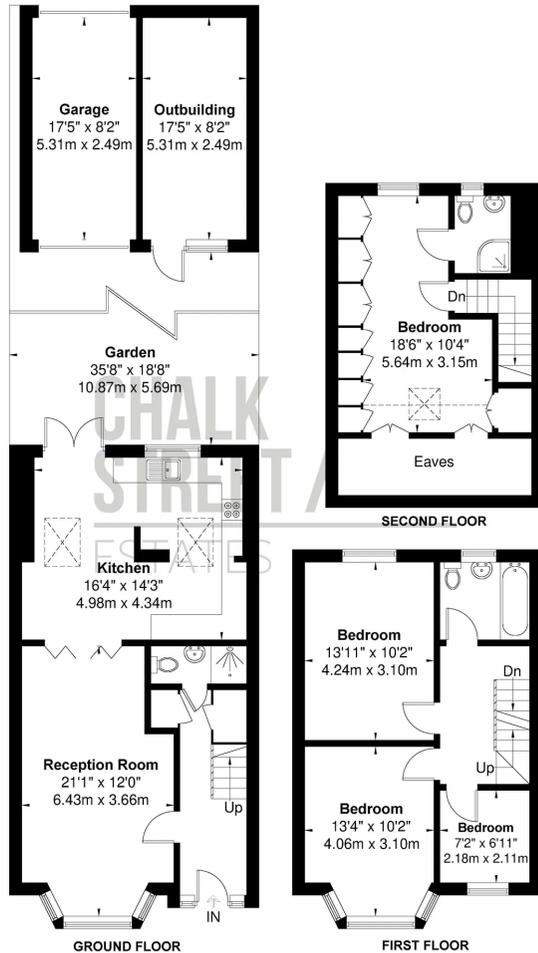
Approximate Area = 121.6 sq m / 1308 sq ft

Garage & Outbuilding = 27.3 sq m / 293 sq ft

Limited Use Area(s) = 10 sq m / 107 sq ft

Total = 158.9 sq m / 1708 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	85
(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	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>