



CHALK STREET /
ESTATES

Laburnum Avenue, Hornchurch, RM12

Offers Over **£475,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally located just 0.6 miles from Elm Park Station and close to reputable local schools, is this well-presented three-bedroom terraced house set within a desirable residential setting.

Upon entering the property, you are welcomed into a spacious entrance hallway, featuring stairs rising to the first floor and providing access through to the reception area.

The ground floor commences with a bright open-plan reception and dining room, enhanced by a large front-facing window that floods the space with natural light. This room comfortably accommodates the corner sofa alongside a dining table and chairs, creating an ideal setting for modern family living. A separate section off to the side is currently used as a home office offering a practical space.

To the rear, the separate kitchen is well-appointed with a range of wall and base units, worktops along two sides and space for essential appliances, with direct access out to the garden.

Upstairs, the property comprises two sizeable double bedrooms and a comfortable single bedroom. These bedrooms are served by a well appointed family bathroom conveniently located off the landing.

Externally, the home benefits from off-street parking to the front via a private driveway.

The 65' rear garden offers a generous outdoor space complemented by a substantial outbuilding with a W/C. This highly versatile space offers multiple uses such as a bar, home office or a gym dependant on individual's needs.

Viewing is highly recommended to fully appreciate all this family 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
- Large Reception / Dining Room
- Well Appointed Family Bathroom
- 65' Rear Garden
- Large Outbuilding with W/C
- Off Street Parking
- 0.6 Miles To Elm Park Station
- Within Close Proximity to Reputable Local Schools
- Walking Distance to Hornchurch Town Centre







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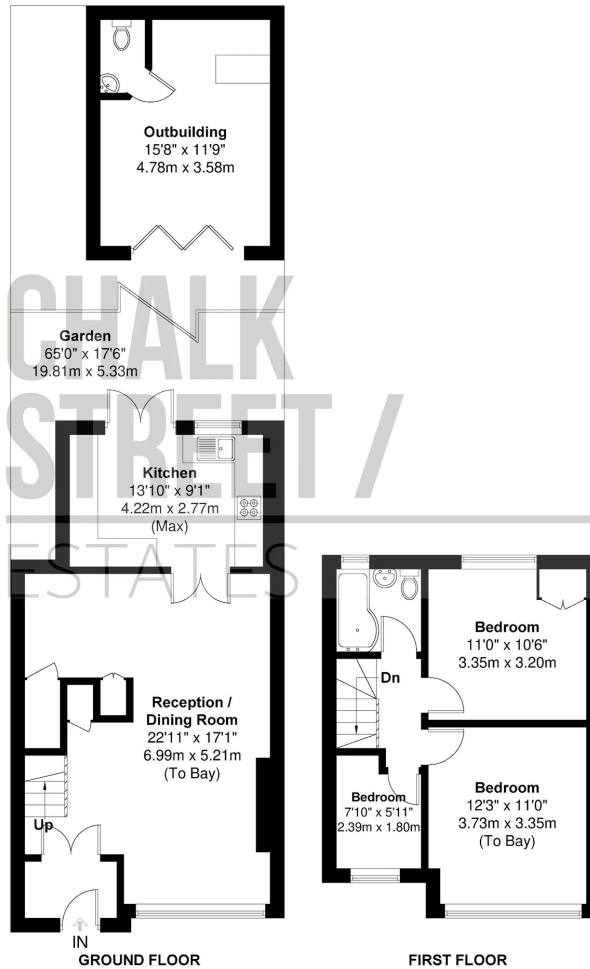
Laburnum Avenue, Hornchurch, RM12

Approximate Area = 85.7 sq m / 922 sq ft

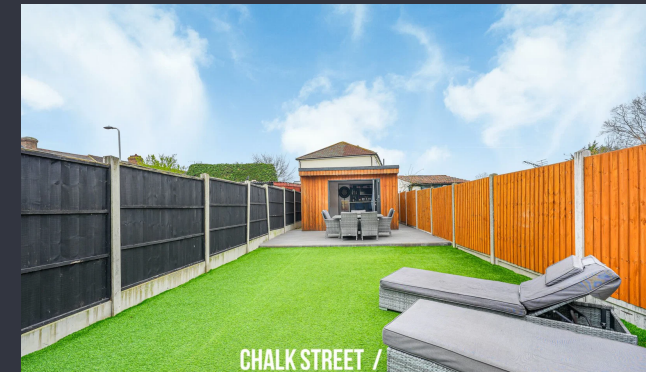
Outbuilding Area = 17.3 sq m / 186 sq ft

Total = 103 sq m / 1108 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	74	83
(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

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