



CHALK STREET /

Mavis Grove, Hornchurch, RM12

Offers Over £1,100,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Situated in a highly desirable location, just a short walk from Hornchurch Town Centre and within close proximity to Hornchurch Station, is this substantial and beautifully presented four-bedroom semi-detached house. Amassing over 2,000 sq. ft., the property offers well-proportioned living throughout, including two reception rooms, a spacious kitchen and a ground floor W/C. To the first floor are four generously sized bedrooms, two with en-suite facilities, in addition to a modern family bathroom.

A bright and elegant entrance hallway sets the tone for the home, offering an immediate sense of space and character. Natural light pours through the decorative glazed front door and surrounding stained glass panels, creating a welcoming first impression. The hallway benefits from impressive ceiling height, complemented by ornate detailing and a feature chandelier, while warm wooden flooring runs underfoot. From here, doors lead conveniently to the principal ground floor rooms, with a staircase rising to the first floor.

The principal reception room is beautifully bright, drawing light from the impressive walk-in bay window to the front aspect. Tastefully presented in soft, neutral tones, the room retains an elegant feel with decorative wall panelling and period detailing, complemented by rich wooden flooring and deep skirting boards. A feature fireplace provides a charming focal point, while the generous proportions allow ample space for both seating and entertaining.

To the rear of the property, a spacious reception and dining area provides a versatile setting for both everyday living and entertaining. The room enjoys excellent natural light from a bay window and double patio doors that open directly onto the rear garden, creating a wonderful connection between indoor and outdoor space. Beautifully presented with neutral décor, decorative ceiling detailing and warm wooden flooring throughout, the room offers ample space for both comfortable seating and a generous dining area. An opening leads through to the kitchen, which has been thoughtfully created within the converted garage.

Occupying the left side of the home, the stylish kitchen comprises numerous wall and base units, ample worktop space and room for essential appliances. A single door provides convenient access to the rear garden. Accessed off the kitchen is the handy utility / laundry room with essential appliances, ample storage and W/C which completes the ground floor accommodation.

Heading up to the first floor, there are four double bedrooms which are all beautifully presented throughout. The two largest bedrooms have the added benefit of their own en-suite shower rooms.

Rounding off the internal layout is the gorgeous four-piece family bathroom which comprises W/C, hand basin, freestanding bathtub and separate shower cubicle.

Externally, to the front, there is ample off street parking via the driveway with side gate access.

The property enjoys an impressive rear garden extending to approximately 100ft, providing a wonderful outdoor space for both relaxation and entertaining. Immediately from the house is a raised paved patio area, perfect for summer gatherings, which leads onto a generous lawn bordered by mature trees, hedging and established shrubs that create a pleasant sense of privacy. At the far end of the garden are two substantial outbuildings, including a summerhouse measuring approximately 18'7 x 14'7 and a workshop measuring around 16' x 14', offering excellent potential for a variety of uses.

Viewing is highly recommended to fully appreciate all this fabulous family home has to offer.



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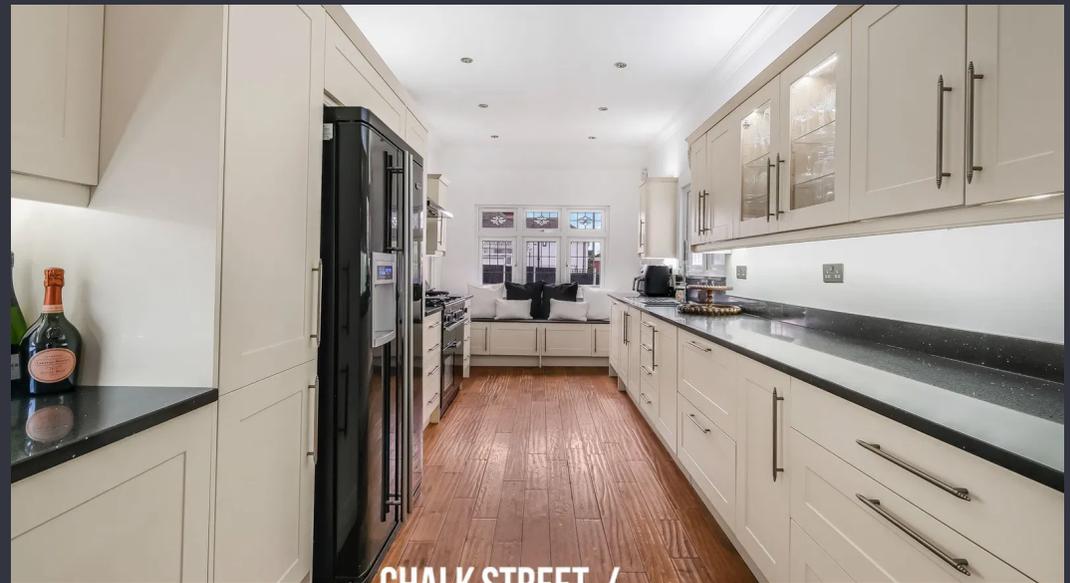


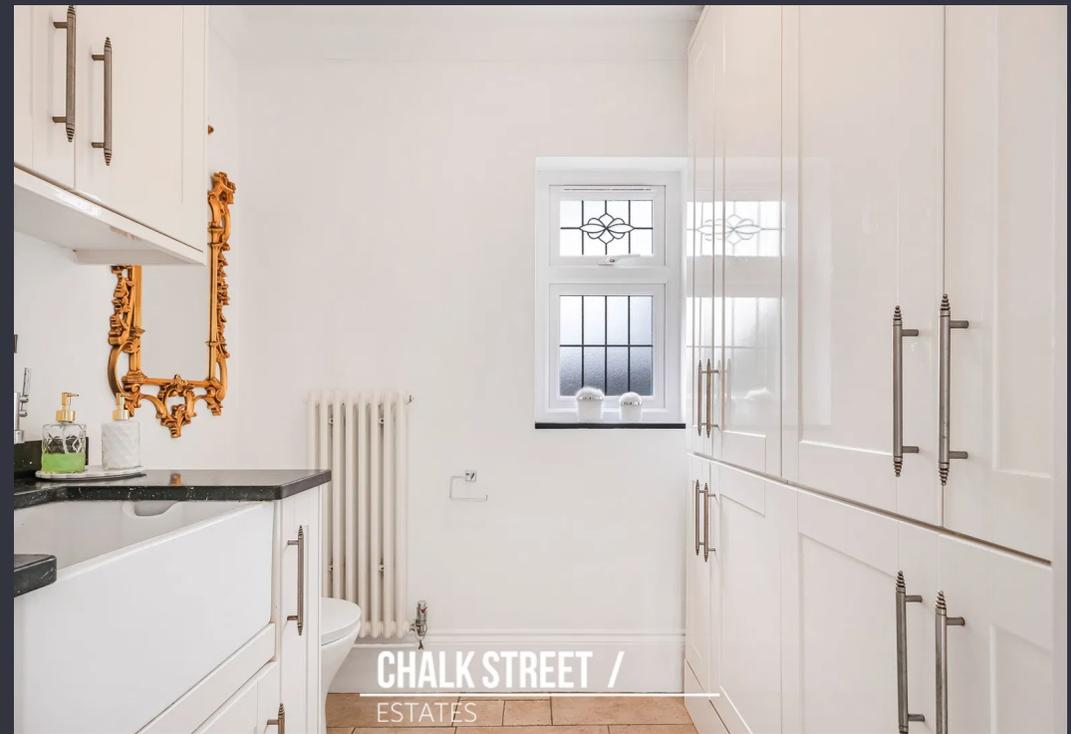
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- Four Bedroom Semi-Detached House
- 2,080 Square Foot of Living Accomodation
- Beautifully Presented Throughout
- Two Reception Rooms
- Two En-suite Shower Rooms Plus Family Bathroom
- Off Street Parking
- 130' Rear Garden
- Two Garden Outbuildings
- Walking Distance From Hornchurch Town Centre
- 0.3 Miles from Hornchurch Underground Station

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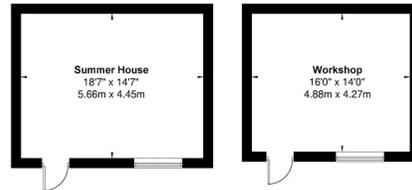
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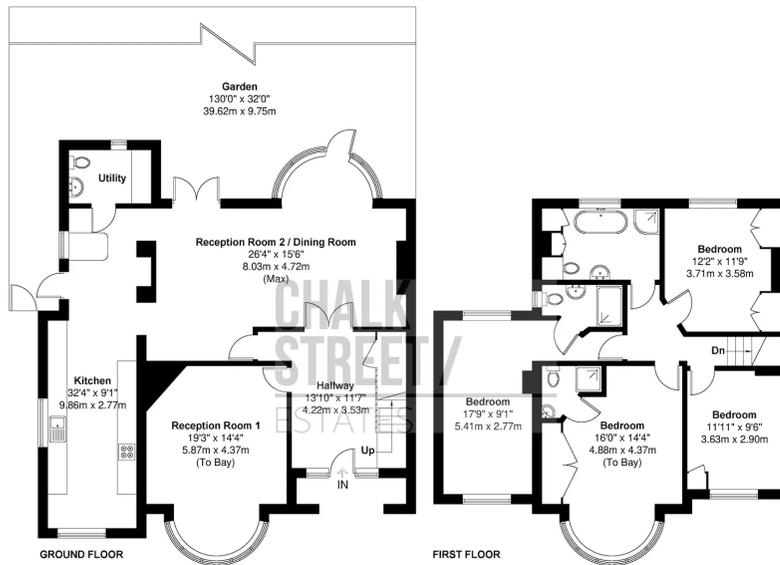
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Approximate Area = 193.3 sq m / 2080 sq ft
 Workshop & Summer House = 45.9 sq m / 494 sq ft
 Total = 239.2 sq m / 2574 sq ft
 For Identification only - Not to Scale



(Not Shown In Actual Location / Orientation)



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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