



**CHALK STREET /**

**Patricia Drive, Hornchurch, RM11**

Offers Over **£475,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

This beautifully presented two-bedroom terraced home has been thoughtfully extended to the rear and offers the added benefit of off-street parking. Ideally situated just 0.5 miles from Upminster Bridge Station and within easy walking distance of Hornchurch Town Centre, the property also enjoys attractive views across St. Andrews Park. The property is conveniently positioned within easy reach of both Upminster and Emerson Park stations, further enhancing its excellent transport links.

Upon entering, you are welcomed by a hallway leading through to the main reception room.

The property features two reception rooms, providing flexible living and entertaining space. The front reception room is tastefully decorated in neutral tones, creating a calm and inviting setting, while the rear has been extended to form a striking dining area. The dining room is flooded with natural light thanks to two overhead skylights and bi-folding doors that open onto the garden. The principal reception room provides handy storage and stairs rising to the first floor.

Located at the front of the property, the modern kitchen is stylishly appointed with contemporary units, generous worktop space, and room for essential appliances. A convenient ground floor W/C is accessed just off the kitchen.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable and tranquil accommodation.

The internal layout is completed by a sleek and modern family bathroom.

Additionally, the home benefits from recently updated windows, with the majority replaced within the last year, and the extension windows installed approximately three years ago.

Externally, the property benefits from off-street parking to the front, an increasingly sought-after feature.

To the rear of the property, there is the added benefit of off-street parking accessed via a rear service road, located behind the garage. The outbuilding, measuring 19'8 x 11'8, is currently used as a garage and is fitted with a fully operational garage door, making it ideal for secure parking, storage, or potential alternative uses such as a home office or gym.

The rear garden enjoys a good degree of privacy, as the property is not directly overlooked, creating a more secluded outdoor space.

With its prime location and high standard of presentation throughout, this property represents an excellent opportunity. Early viewing is highly recommended.

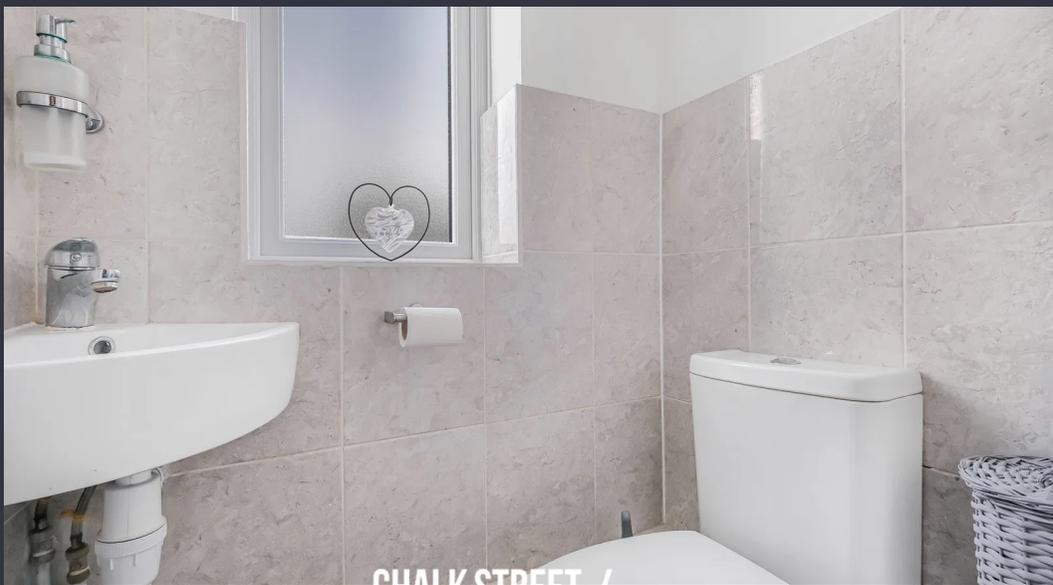
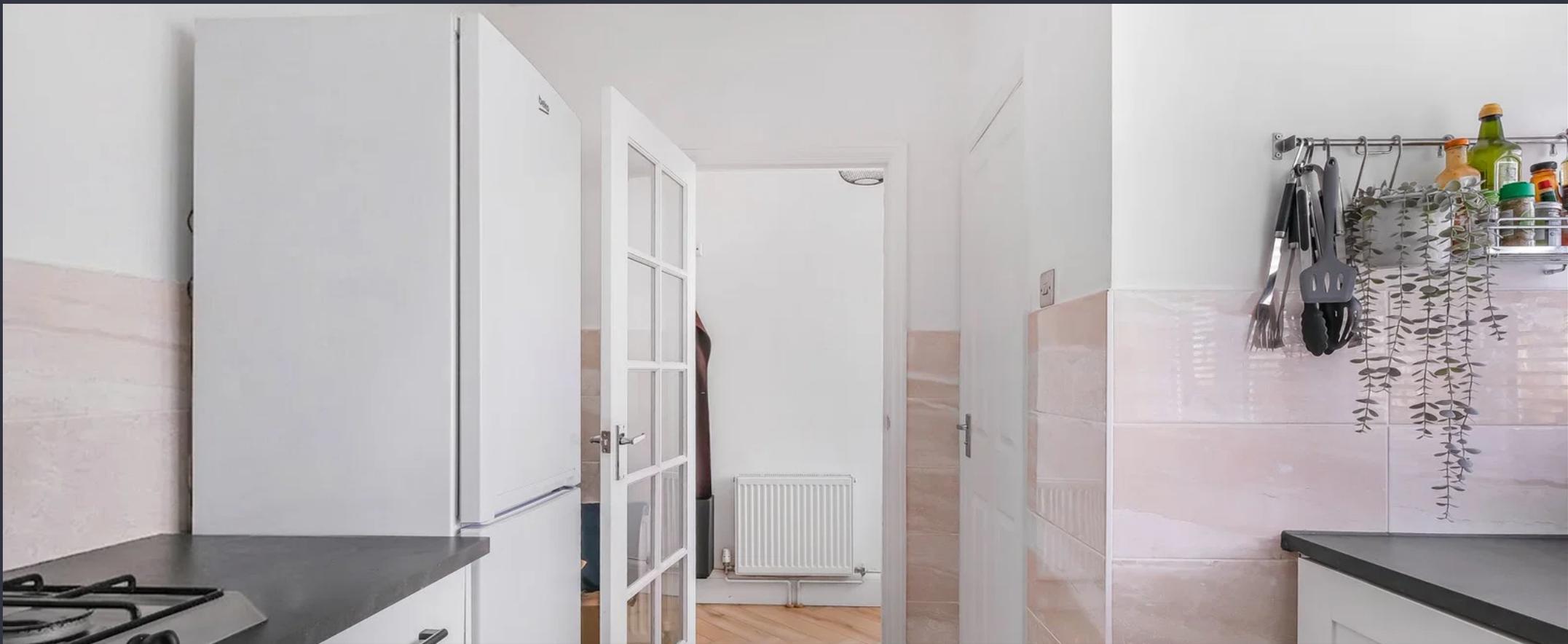
*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address. Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to*





- Two Bedrooms
- Terraced House
- Extended To The Rear
- Beautifully Presented Throughout
- Modern Kitchen
- Ground Floor W/C
- Off Street Parking
- 66' Rear Garden
- Walking Distance From Hornchurch Town Centre
- 0.5 Miles from Upminster Bridge Station





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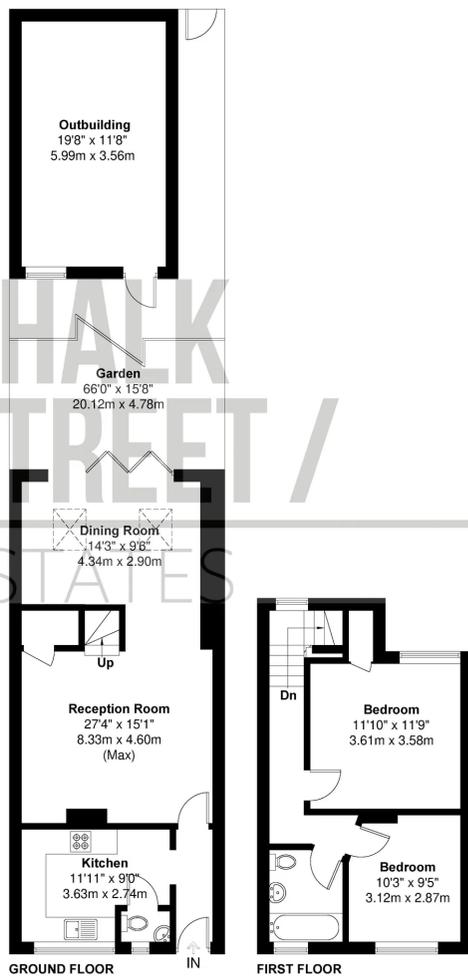
## Patricia Drive, Hornchurch, RM11

Approximate Area = 88.1 sq m / 948 sq ft

Outbuilding Area = 21.3 sq m / 229 sq ft

Total = 109.4 sq m / 1177 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) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		70	
(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			
England & Wales		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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