



Rossall Close, Hornchurch, RM11 1BP

Offers Over **£425,000**

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

Offered for sale with the added advantage of no onward chain, this well-presented two-bedroom semi-detached chalet bungalow is ideally positioned within a quiet cul-de-sac location in Hornchurch. The property enjoys a pleasant outlook overlooking Hylands Park and is conveniently located just 0.9 miles from Romford Elizabeth Line Station, providing excellent transport links.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the majority of the ground floor accommodation and sets the tone for the generous layout throughout.

To the front of the property are two well-proportioned bedrooms. The principal bedroom measures an impressive 13'1" x 10'5", offering ample space for furniture and enjoying plenty of natural light from the front aspect. A second bedroom on the ground floor provides flexible accommodation and could alternatively be used as a guest room, home office or additional reception room depending on the needs of the buyer.

The living room sits at the heart of the home, creating a comfortable space. This room flows seamlessly into a rear extension, providing an ideal dining area with space for a family dining table and chairs, with views across the garden via the patio doors.

The kitchen is fitted with a range of wall and base units, complemented by generous worktop space and room for essential appliances. The kitchen also offers excellent potential for modernisation to suit contemporary tastes.

Completing the ground floor accommodation is the bright family bathroom, fitted with a suite comprising a shower, wash basin and WC.

Heading upstairs to the first floor, via the stairs in bedroom 1, you will find a further good-sized loft room, benefiting from useful eaves storage away from the main living areas.

To the front, a brick-paved driveway provides convenient off-street parking. A shared driveway to the side of the property leads to the side gates which in turn provides access to the detached garage situated at the rear.

The 45' rear garden offers a pleasant outdoor space.

Although the property would benefit from modernisation, it presents an excellent opportunity for buyers. Early viewing is highly recommended to fully appreciate the space, potential and superb position this property has to offer.





**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



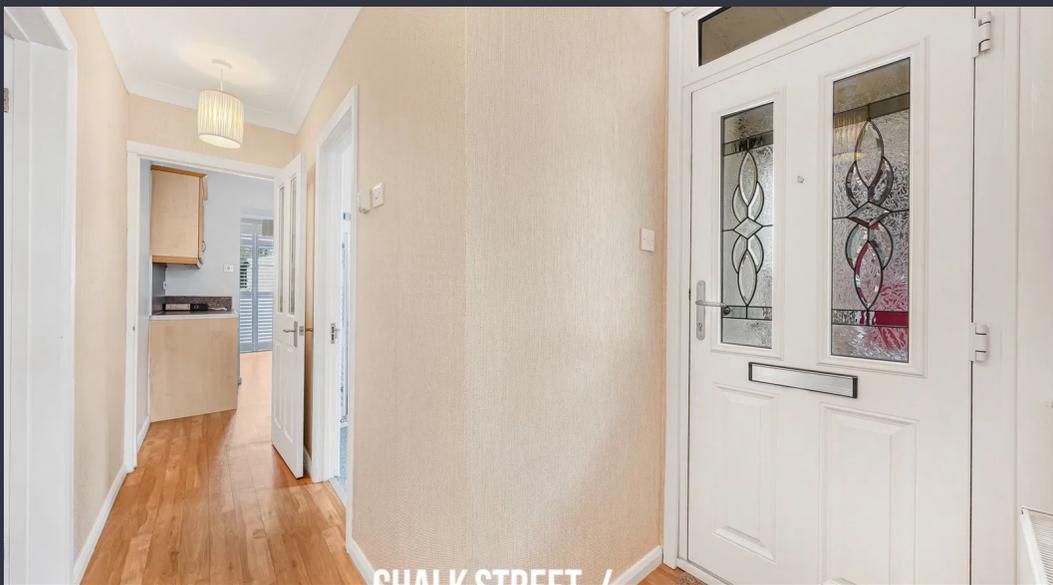
**CHALK STREET /**  
ESTATES



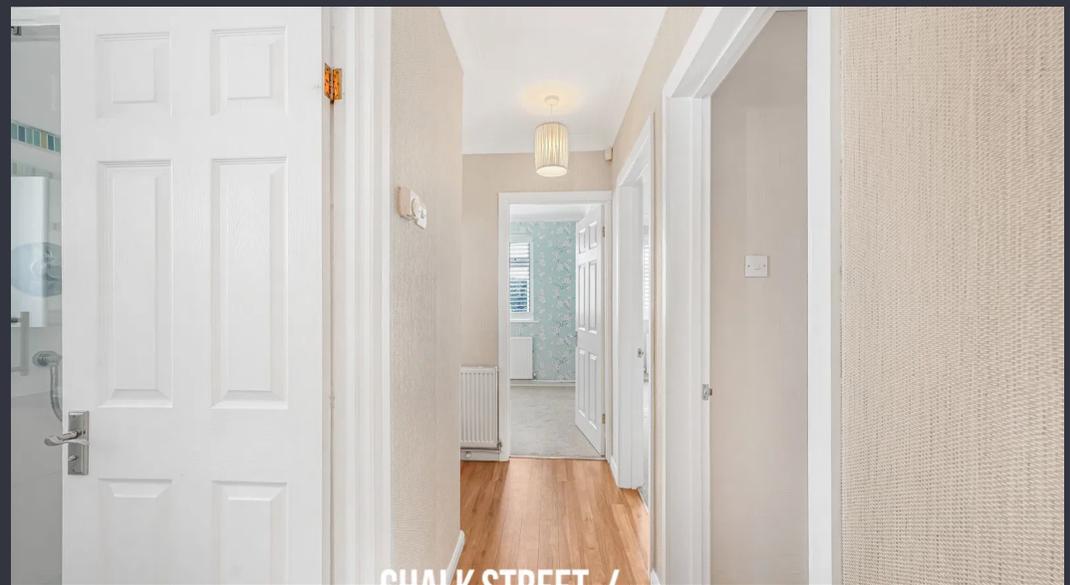
**CHALK STREET /**  
ESTATES

- Two Bedrooms
- Semi-Detached Chalet Bungalow
- Cul-de-sac Location
- Nicely Presented Throughout
- Open Plan Living
- Off Street Parking
- Garage & Side Gate Access
- Unoverlooked 45' Rear Garden
- 0.4 Miles from Hylands Primary School
- 0.9 Miles from Romford Elizabeth Line Station

*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, Binc 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.*



CHALK STREET /



CHALK STREET /





**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES

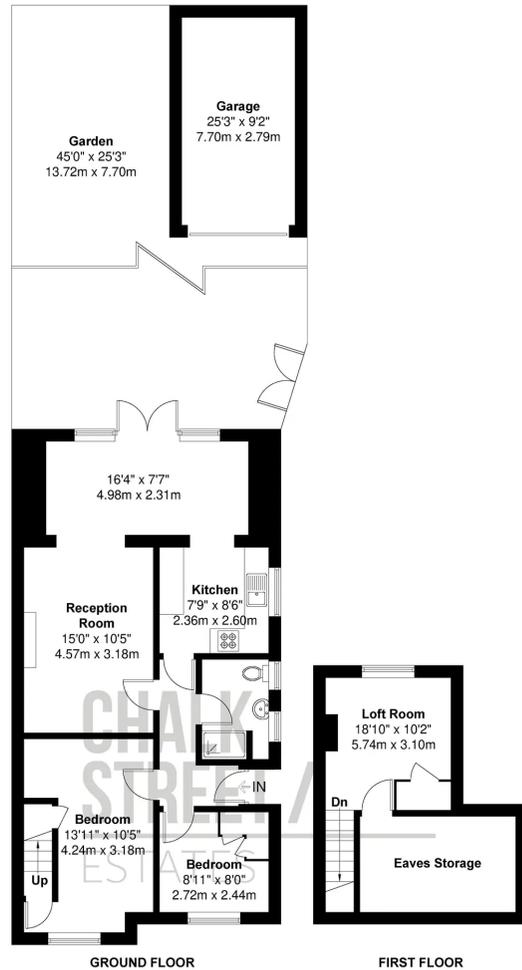
## Rossall Close, Hornchurch, RM11

Approximate Area = 89 sq m / 957 sq ft

Garage = 14.3 sq m / 153 sq ft

Total = 103.3 sq m / 1110 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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(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

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

01708 922837

sales@chalkstreet.co.uk

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