



Squirrels Heath Lane, Hornchurch, RM11

Offers Over **£500,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Offered for sale with the added advantage of no onward chain, situated within close proximity of both Gidea Park Elizabeth Line station and 'Outstanding' rated Ardleigh Green Junior School, is this three bedroom semi-detached house.

The internal accommodation commences with a bright and airy porch which opens through to the dining room which measures 11'11 x 10'.

Spanning the left side of the home, the reception room is nicely presented and enjoys a centre fireplace. The large window to the front elevation and sliding patio doors to the rear, flood the room with natural light.

Positioned at the rear of the home, the kitchen comprises numerous wall and base units, ample worktops and room for essential appliances. A single patio door opens onto the rear garden.

Rounding off the ground floor footprint is the W/C.

Heading up to the first floor, there are two large double bedrooms and a further single. All three bedroom are well presented and boast fitted wardrobes.

Completing the internal layout is the family bathroom.

Externally, to the front there is off street parking via the brick paved driveway and access to the garage.

The south facing rear garden is predominately laid to lawn and neatly framed with well manicured planting and shrub borders.

Viewing is highly recommended to fully appreciate all this 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.*





- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Ground Floor W/C
- Off Street Parking
- Garage
- South Facing Rear Garden
- 0.4 Miles From Ofsted Outstanding Rated Ardleigh Green School
- 0.3 Miles From Gidea Park Elizabeth Line Station







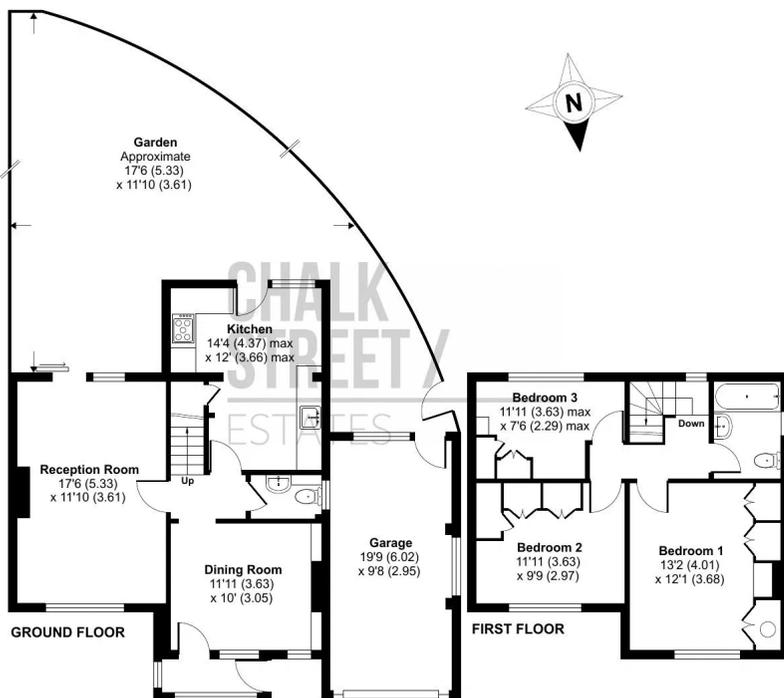
## Squirrels Heath Lane, Hornchurch, RM11

Approximate Area = 1051 sq ft / 97.6 sq m

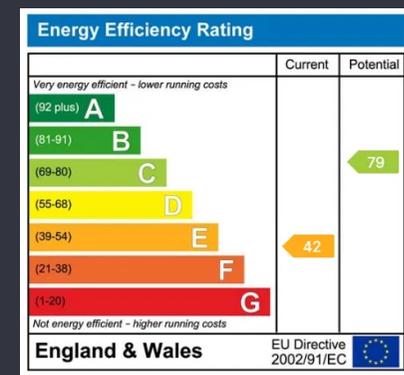
Garage = 190 sq ft / 17.6 sq m

Total = 1241 sq ft / 115.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chalk Street Estates Limited. REF: 1162332



## Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

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