



St. Andrews Avenue, Hornchurch, RM12

Offers Over **£490,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Suitably located just 0.3 miles from Elm Park Station, within close proximity to local shops and amenities, is this well presented three bedroom semi-detached house.

Upon entering, you are greeted by an inviting hallway with stairs rising to the first floor.

The main living area measuring 18' x 11' provides a comfortable space for relaxation, while the additional reception room offers flexibility for a home office, a children's play area, or a formal dining room. Both rooms are well presented throughout with carpets underfoot.

The heart of this home is the extended kitchen and dining area at the rear, comprising numerous wall and base units, ample worktops and room for essential appliances, including space for an American-style fridge freezer and washing machine. From here, the patio doors provide direct access to the garden.

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

Upstairs, the first floor boasts three well-proportioned bedrooms, with the third bedroom currently arranged as a walk-in wardrobe / dressing room with fitted wardrobes. A modern family bathroom serves the bedrooms, completing the internal layout of this lovely property.

Externally, the property benefits from convenient off-street parking via a driveway, an electric car charger, and side gate access leading to the rear garden. The home also benefits from Hive smart heating, offering convenient and efficient temperature control.

The rear garden, extending to approximately 52', provides a lovely outdoor space for enjoyment. It features a large outbuilding currently used as a bar / entertainment room, complete with lighting and electricity, making it perfect for summer evenings or year-round entertaining.

With its desirable location, spacious interior, modern conveniences, and well-maintained condition, this property truly offers a wonderful opportunity. We highly recommend arranging a viewing to fully appreciate all it has to offer.

Agents Notes: We have been advised by the current owner that the rear extension to the house is a single skin brick extension.

*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
- Semi-Detached House
- Well Presented Throughout
- Extended To The Rear
- Two Reception Room
- Off Street Parking
- Side Gate Access
- 52' Rear Garden
- Large Outbuilding
- 0.3 Miles From Elm Park Station







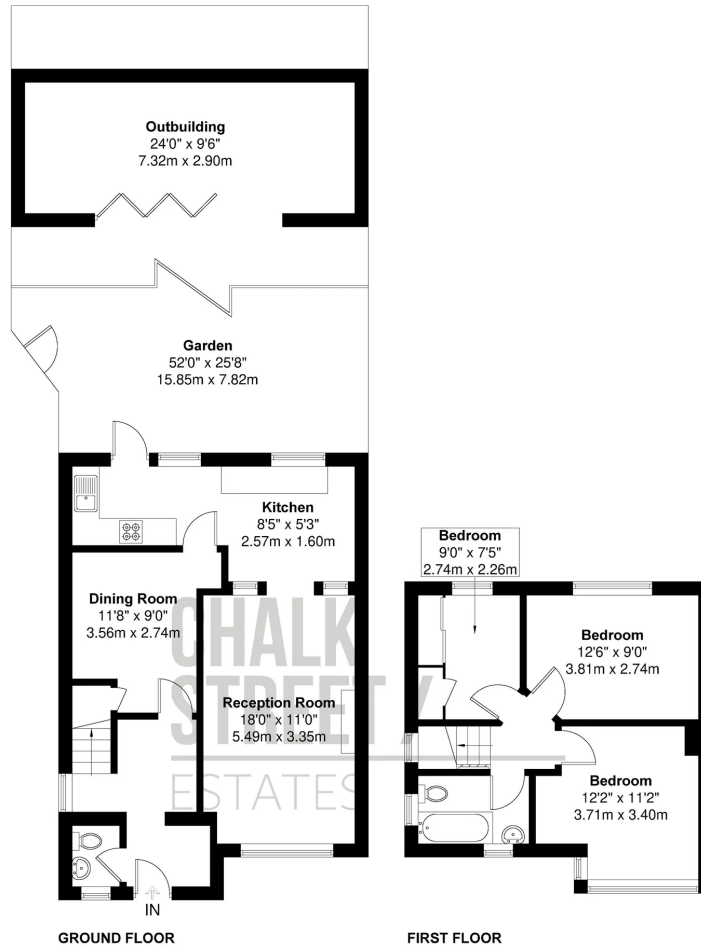
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Approximate Area = 91.1 sq m / 980 sq ft

Outbuilding = 21.1 sq m / 227 sq ft

Total = 112.2 sq m / 1207 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>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	57	
(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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