



CHALK STREET /  
ESTATES

The Avenue, Hornchurch, RM12  
Offers Over £625,000

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

Ideally positioned just 0.4 miles from Hornchurch Underground Station and within walking distance to Hornchurch Town Centre, is this well presented, four bedroom semi-detached house.

Upon entering, a welcoming hallway provides access to the principal reception rooms and features stairs ascending to the first floor.

The front reception room offers a bright and comfortable space, perfect for relaxation. Towards the rear of the property, the extended living area provides generous dimensions, creating an ideal environment for family gatherings and entertaining. This flexible space features ample natural light and seamless access to the garden.

The kitchen, positioned to the rear, is designed for practicality and efficiency, offering a good range of units and workspace overlooking the south-facing garden.

A convenient ground floor W/C further enhances the practicality of this level.

To the first floor, you will find four well-proportioned bedrooms, providing comfortable accommodation. These rooms are serviced by a modern family bathroom.

Externally, the property benefits from a superb 100' south-facing rear garden, commencing with a patio area that transitions to a well-maintained lawn, offering ample outdoor space for leisure and enjoyment. A garage provides additional storage or parking options.

To the front, off-street parking is available. The property's location offers easy access to Hornchurch Underground Station (District Line), local bus routes, and a variety of shops, restaurants, and amenities in Hornchurch Town Centre. Harrow Lodge Park and Leisure Centre are also within walking distance, providing excellent recreational opportunities.

This well-presented home offers comfort, space, and a highly desirable location, making it an excellent opportunity. Viewing is highly recommended to fully appreciate all that is on 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, Bline 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.*

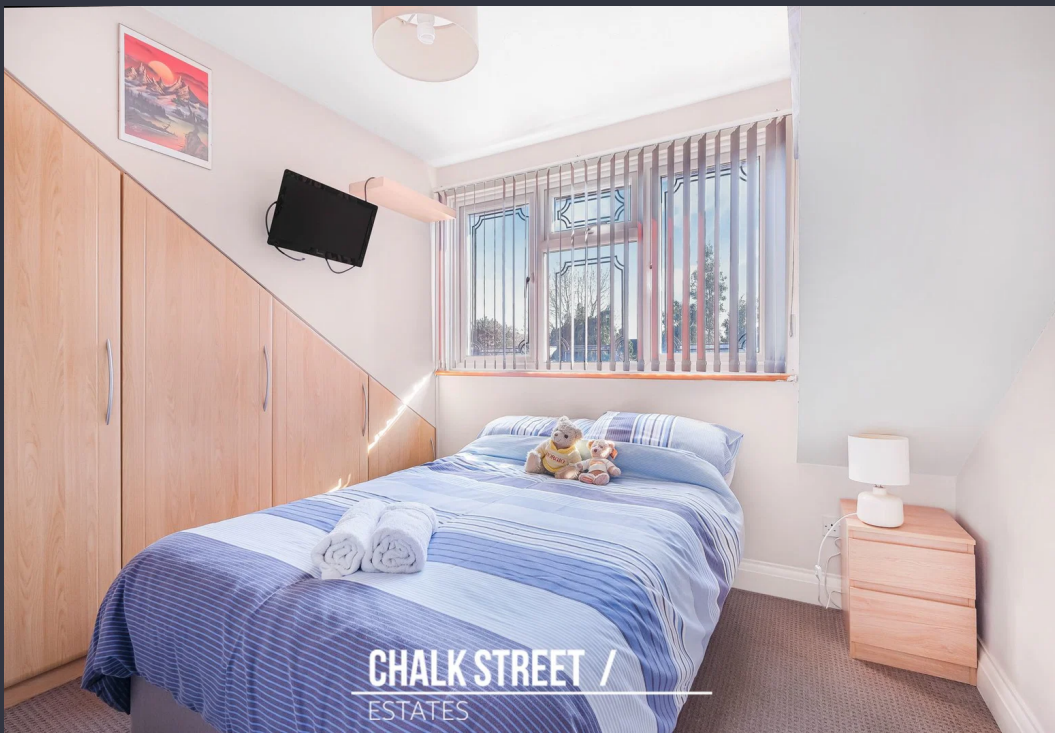




- Four Bedrooms
- Semi-Detached House
- Extended To The Rear
- Over 1,200 Sq. Ft.
- Two Reception Rooms
- Off Street Parking
- Garage
- 100' South Facing Rear Garden
- 0.4 Miles From Hornchurch Underground Station
- Walking Distance To Harrow Lodge Park and Leisure Centre







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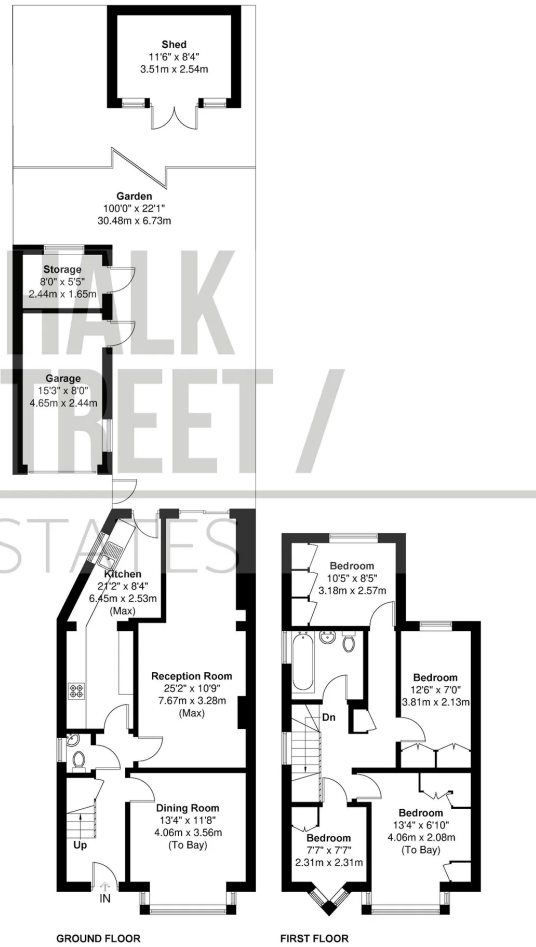
Approximate Area = 113.2 sq m / 1218 sq ft

Shed = 8.9 sq m / 95 sq ft

Garage & Storage = 15.8 sq m / 170 sq ft

Total = 137.9 sq m / 1483 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>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		58	
(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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