



CHALK STREET /

Warren Drive, Hornchurch, RM12

Offers Over **£550,000**

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

Ideally located just 0.5 miles from Elm Park Station, within walking distance of local schools and enjoying views over Harrow Lodge Park, this attractive three-bedroom semi-detached home offers spacious and well-presented accommodation throughout.

Upon entering the property, you are welcomed by an inviting entrance hallway with stairs leading to the first floor.

To the left, the generously sized reception/dining room measures an impressive 31'2 x 11'. Beautifully presented, the room features a charming bay window that fills the space with natural light, along with an attractive central fireplace that creates a warm focal point.

Flowing effortlessly into the rear extension is a second reception room measuring 11' x 9'. This space is ideal for use as a dining area and enjoys pleasant views over the rear garden through French patio doors.

The kitchen is fitted with a range of wall and base units, ample worktop space, and room for essential appliances. Just off the kitchen is a useful utility area, providing additional storage and practicality.

Completing the ground floor accommodation is a convenient W/C.

Upstairs, the property offers three spacious double bedrooms. All rooms are tastefully presented, with the principal bedroom benefiting from its own en-suite shower room.

The internal layout is finished with a modern family bathroom.

Externally, the front of the property provides off-street parking via a private driveway, along with a shared driveway leading to side gate access.

The approximately 70' rear garden begins with a patio area, ideal for outdoor seating and entertaining, while the remainder is mainly laid to lawn and bordered by a variety of plants and shrubs. The garden also enjoys picturesque views across Harrow Lodge Park.

Early viewing is strongly recommended to fully appreciate everything this delightful family home has to offer.





- Three Double Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Through-Lounge
- Kitchen With Utility Area
- En-Suite To Master Bedroom
- Off Street Parking Plus Side Gate Access
- 70' Unoverlooked Rear Garden
- Views Across Harrow Lodge Park
- 0.5 Miles from Elm Park Underground

*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.*







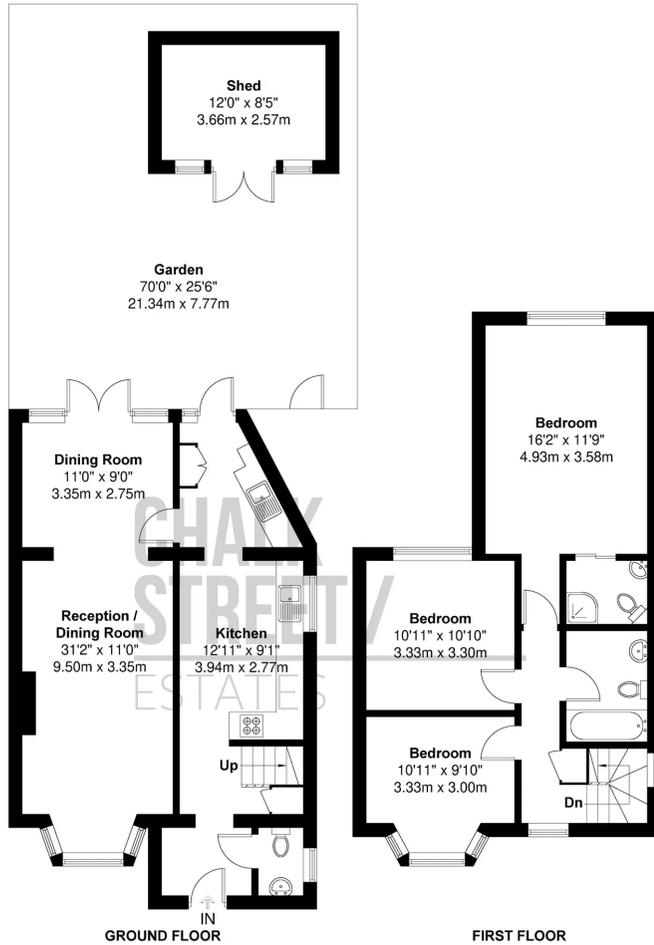
## Warren Drive, Hornchurch, RM12

Approximate Area = 115.1 sq m / 1238 sq ft

Shed = 9.3 sq m / 100 sq ft

Total = 124.4 sq m / 1338 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> |                         | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 55                      |           |
| (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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