



CHALK STREET /

Westland Avenue, Hornchurch, RM11

£575,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Situated within walking distance of Hornchurch Town Centre and local reputable schools is this well-presented three-bedroom semi-detached house.

The internal accommodation begins with a spacious entrance hallway, featuring stairs rising to the first floor and providing access through to the main ground floor reception area.

An impressive reception room, measuring approximately 29'5 x 11'7, is flooded with natural light from a bay window to the front elevation. Centred around a feature fireplace and enjoying neutral décor, the space comfortably accommodates both living and dining areas.

Continuing through the home, the kitchen is fitted with a range of wall and base units, generous worktop space and ample room for a dining table and chairs. There is direct access out to the rear garden via the double patio doors.

A ground floor bathroom further enhances the overall practicality of this home.

To the first floor, there are two generously sized double bedrooms and a further well-proportioned single bedroom, all of which benefit from fitted wardrobes.

A family bathroom is also located on this level, conveniently serving all three bedrooms.

Externally, to the front of the property, the driveway provides off-street parking and side gate access to the rear.

The property enjoys a well maintained rear garden extending approximately 70 ft and commences with a paved patio area with the remainder mostly laid to lawn. The detached garage is positioned adjacent to the patio area, while the shed is located at the far end of the plot.

Viewing is highly recommended to fully appreciate all this wonderful 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.





CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

- Three Bedrooms
- Semi-Detached House
- Large Reception / Dining Room
- Well Appointed Kitchen
- Two Bathrooms
- Off Street Parking
- Side Gate Access
- 70' Rear Garden With Detached Garage
- Walking Distance To Hornchurch Town Centre, Local Schools & St. Andrew's Park
- 0.6 Miles from Upminster Bridge Station



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

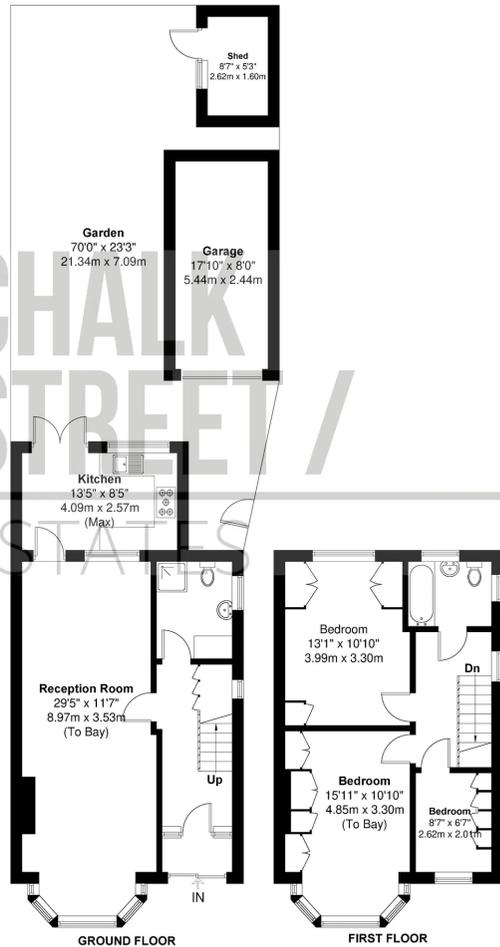
Westland Avenue, Hornchurch, RM11

Approximate Area = 106.7 sq m / 1148 sq ft

Garage & Shed Area = 17.5 sq m / 188 sq ft

Total = 124.2 sq m / 1336 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.



CHALK STREET /



CHALK STREET /

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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/