



CHALK STREET /

Abbs Cross Lane, Hornchurch, RM12

Offers Over £350,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Boasting an enviable location just 0.6 miles from Hornchurch Station and 0.4 miles from Elm Park Station, this beautifully presented two-bedroom terraced house offers an ideal blend of commuter convenience and local charm. Situated within walking distance of Hornchurch Town Centre and in close proximity to excellent local schools, this home provides a comfortable and connected lifestyle.

Upon entering, you are welcomed into a spacious through lounge, featuring a stunning fireplace that creates a warm focal point. The neutral tones, decorative cornice, and beautiful ceiling rose enhance the inviting atmosphere, while wooden flooring flows seamlessly between the living and dining areas, providing a versatile space perfect for relaxation and entertaining.

Towards the rear of the home, the well-appointed kitchen offers numerous wall and base units, ample worktop space, and room for essential appliances. A single patio door provides direct access to the private rear garden.

Completing the ground floor footprint is a conveniently located family bathroom.

Ascending to the first floor, you will find two well-proportioned bedrooms, both nicely presented and offering comfortable spaces that easily accommodate wardrobes.

Externally, the property benefits from a low-maintenance front garden, neatly framed by a low brick wall. The 42' west-facing rear garden commences with a patio area, perfect for outdoor dining, with the remainder predominantly laid to lawn, offering a delightful space for enjoyment.

This charming cottage-style home is presented in excellent condition throughout, offering a fantastic opportunity for those seeking a property in a highly desirable Hornchurch location with superb transport links and local amenities on its doorstep. Early 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.





- Two Bedrooms
- Terraced House
- Well Presented Throughout
- Ground Floor Family Bathroom
- Spacious Through Lounge
- 42' West Facing Rear Garden
- 0.6 Miles From Hornchurch Station
- 0.4 Miles From Elm Park Station
- Walking Distance To Hornchurch Town Centre
- Close Proximity To Good Local Schools







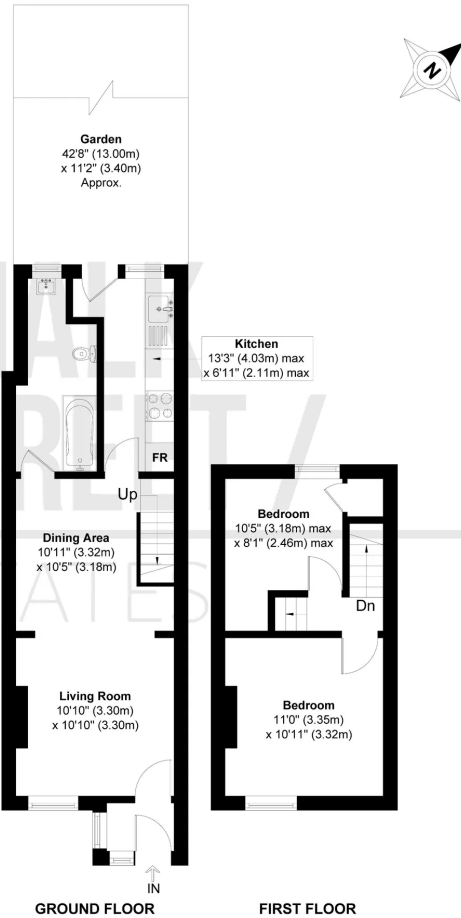
Abbs Cross Ln, Hornchurch RM12

Ground = 36.08 sq m / 388 sq ft

First = 22.14 sq m / 238 sq ft

Total = 58.22 sq m / 626 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) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(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

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