



Benets Road, Hornchurch, RM11

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Positioned within walking distance of both Upminster Bridge Underground Station and Upminster Station, and enjoying close proximity to good Upminster schools, is this three-bedroom terraced house, perfect for a growing family.

Upon entering the home, you are greeted with a welcoming hallway with stairs rising to the first floor.

Drawing light from a beautiful bay window to the front elevation, the spacious through lounge measures 22'5 x 12'5. This expansive area offers plenty of space for family gatherings, with ample room for both comfortable relaxation and a dedicated dining table and chairs for shared meals. Nicely decorated with neutral tones, further features include deep skirtings, decorative cornice, and carpets underfoot, creating a warm and inviting atmosphere.

Spanning the rear of the home, the modern kitchen comprises numerous wall and base units, ample worktops, and room for essential appliances. The patio door opens directly onto the family-friendly rear garden, ideal for keeping an eye on children playing.

Completing the ground floor footprint is a convenient family bathroom.

Heading upstairs, there are two sizable double bedrooms, offering comfortable retreats, and a further single bedroom that could serve as a child's room, a nursery, or a useful home office.

Externally, there is off-street parking to the front via the driveway, providing ease for busy family life. To the rear, the south-facing garden is predominantly laid to lawn, offering an ideal space for children to play and for outdoor family activities. At the base of the garden, there is a large garden room (15'7 x 10'8). This versatile space could be transformed into a playroom, a teenager's den, a home gym, or an additional family room, adapting to your family's changing needs.

Viewing is highly recommended to fully appreciate all this wonderful family home has to offer, combining excellent schooling, spacious living, and superb outdoor potential.

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
- Terraced House
- Extended To The Rear
- Spacious Through Lounge
- Well Appointed Kitchen
- Ground Floor Family Bathroom
- Off Street Parking
- South Facing Rear Garden
- Large Garden Outbuilding
- 0.6 Miles From Upminster Station





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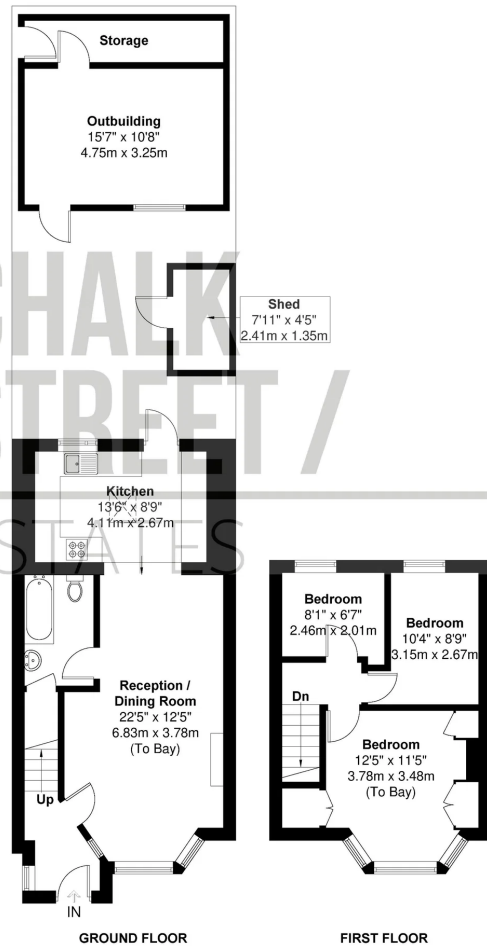
Approximate Area = 75.3 sq m / 810 sq ft

Outbuilding Area = 20.9 sq m / 224 sq ft

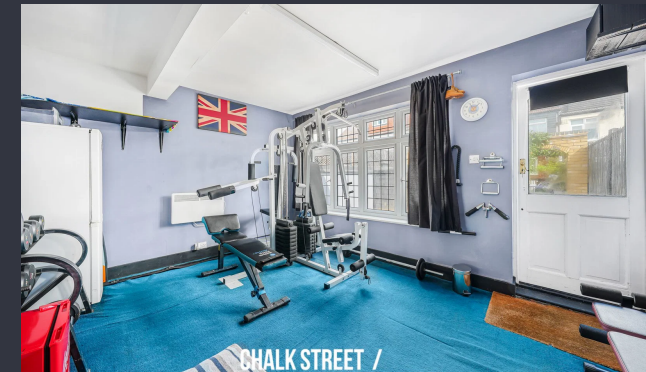
Shed = 3.2 sq m / 34 sq ft

Total = 99.4 sq m / 1068 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 | | 79 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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