



CHALK STREET /
ESTATES

Cecil Avenue, Hornchurch, RM11

£600,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Nestled just 0.7 miles from Gidea Park Elizabeth Line Station, this three-bedroom, end-of-terrace house offers a generous 1269 sq ft of living space, extended to the rear to provide a superb family home.

Upon entering the property, you're greeted by a welcoming entrance leading into the heart of the home.

The spacious reception room, measuring 17'1 x 11'5, provides an inviting area for relaxation and entertainment.

The ground floor also features an open-plan kitchen and dining room, perfect for modern living. This bright and airy space is ideal for everyday meals and gatherings, with direct access to the rear garden.

Positioned off such is the handy utility room which in turn provides access to the garden.

Convenience is key with a well-appointed ground floor shower room, adding to the functionality of the home.

Heading upstairs, you will find three comfortable bedrooms, each offering ample space. These are served by a family bathroom, designed for comfort and practicality.

Externally, the property benefits from off-street parking, a valuable asset for any home. This leads to a single garage, measuring 16' x 7'11, offering additional storage or parking options.

One of the standout features of this property is the impressive 90' south-facing rear garden. This private outdoor space is perfect for enjoying sunny days and offers plenty of room for various activities and gardening enthusiasts.

With its desirable location and excellent features, this property offers a fantastic opportunity for those seeking a well-connected and comfortable home.

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.



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- Three Bedrooms
- End of Terrace House
- Extended To The Rear
- Spacious Reception Room
- Open-Plan Kitchen / Dining Room
- Ground Floor Shower Room
- Family Bathroom
- Off Street Parking With Garage (16' x 7'11)
- 90' South Facing Rear Garden
- 0.7 Miles from Gidea Park Elizabeth Line Station







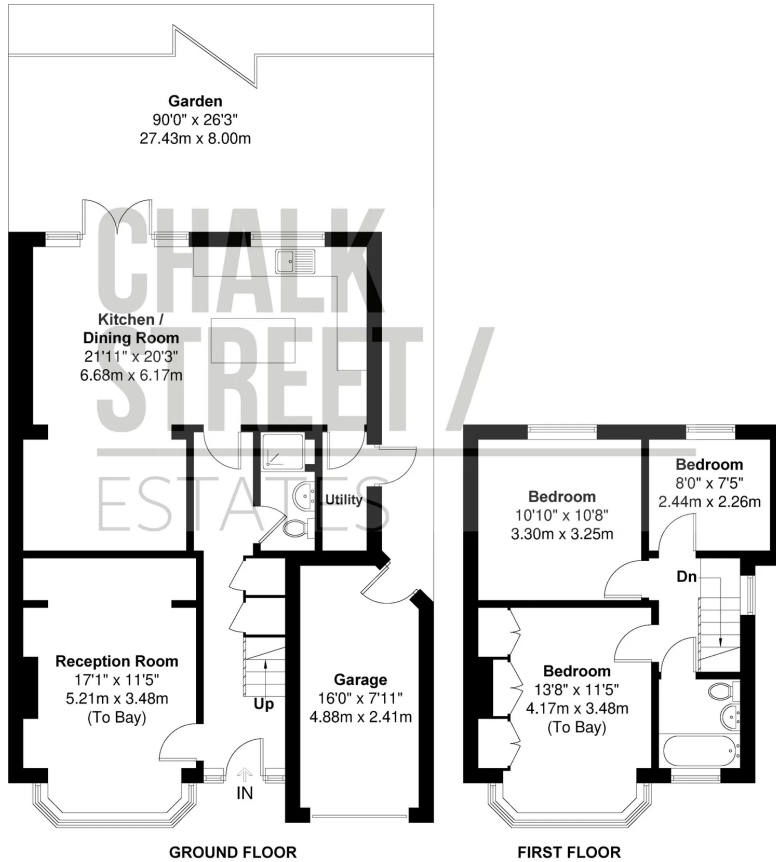
Cecil Avenue, Hornchurch, RM11

Approximate Area = 106.5 sq m / 1146 sq ft

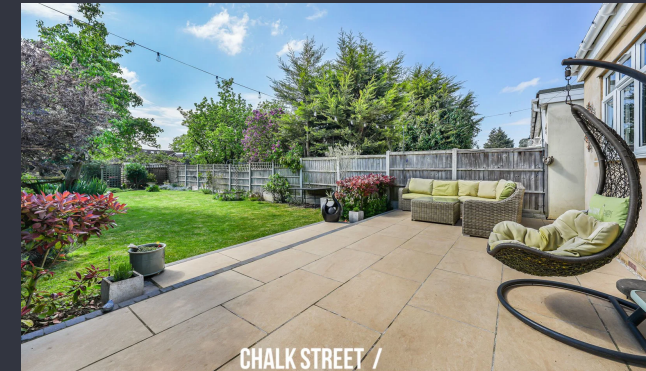
Garage = 11.4 sq m / 123 sq ft

Total = 117.9 sq m / 1269 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)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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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