



CHALK STREET /

Cecil Avenue, Hornchurch, RM11

Offers Over **£550,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

Ideally located close to Gidea Park Elizabeth Line station and within easy walking distance of the Ofsted Outstanding-rated Ardleigh Green Infant and Junior Schools, this well-presented three-bedroom semi-detached home is also conveniently positioned for a range of highly regarded secondary schools.

Upon entering, via the enclosed porch, you are welcomed by an entrance hallway with stairs rising to the first floor.

Positioned to the front of the property, the living/dining room is a bright and spacious area, enhanced by a large bay window which allows for plenty of natural light, creating an ideal space for both relaxing and entertaining.

To the rear, the kitchen/ dining area offers a practical layout with a range of wall and base units, ample worktop space, breakfast bar, oven and room for essential appliances. The kitchen overlooks the garden and provides direct access outside, making it well-suited for everyday family living.

Completing the ground floor is a convenient shower room.

To the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single room, along with a stunning family bathroom.

The loft is partially boarded, offering useful storage potential.

Externally, to the front, there is off-street parking via the driveway and side access to the garden.

To the rear, the property benefits from a generous garden measuring approximately 80ft, commencing with a patio area and mainly laid to lawn, ideal for outdoor enjoyment. A pathway leads to the rear where a detached garage is located, accessed via a private rear service road, offering excellent storage or potential workspace.

Viewing is highly recommended to fully appreciate the space and potential this 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.*





- Three Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Through Lounge
- Kitchen / Dining Area
- Ground Floor Shower Room
- Family Bathroom
- Off Street Parking With Side Gate Access
- 80' Rear Garden With Garage To Rear
- 0.7 Miles from Gidea Park Elizabeth Line Station





**Cecil Ave, Hornchurch RM11**

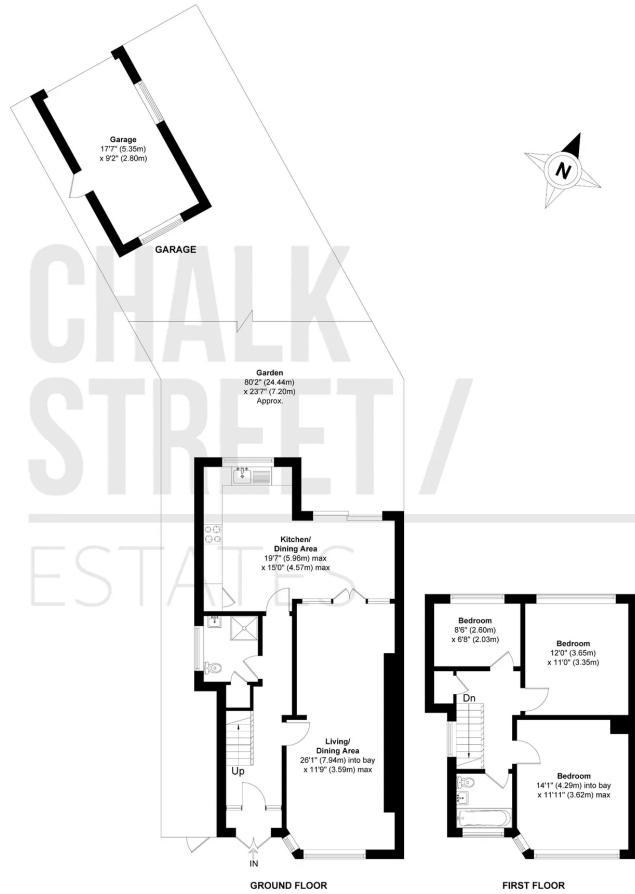
Ground = 61.42 sq m / 661 sq ft

First = 44.27 sq m / 477 sq ft

Garage = 14.98 sq m / 161 sq ft

Total = 120.67 sq m / 1299 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>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(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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