



CHALK STREET /
ESTATES

Eyhurst Avenue, Hornchurch, RM12
Guide Price £525,000 - £550,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered with the added advantage of no onward chain and suitably located just 0.3 miles from Elm Park Station and within close proximity to Ofsted 'Outstanding' rated schools is this well-presented three-bedroom semi-detached bungalow.

Upon entering the home, accessed off the hallway are three well-proportioned bedrooms. The principal bedroom is positioned to the front and enjoys a large bay window, flooding the room with natural light. The remaining bedrooms are generously sized and offer flexibility for a variety of uses.

To the rear of the property is a modern, spacious open-plan kitchen / dining / reception room, forming the heart of the home. The kitchen is fitted with a range of wall and base units, complemented by solid oak worktops and a selection of integrated appliances including a double oven, induction hob, dishwasher, and wine cooler. Bi-fold doors allow an abundance of natural light to flood the space while also providing direct access to the garden.

A separate utility room further enhances the functionality of the home, providing additional storage or dedicated space for laundry appliances.

Completing the internal accommodation is a well-appointed four-piece family bathroom, comprising a bath, separate shower, wash hand basin, and W/C.

The property benefits from a gas-fired combination boiler, newly installed in 2024, alongside comprehensive upgrades including new plumbing, heating system, and full rewire completed between 2024–2025, offering buyers peace of mind. Additional features include all blinds and light fittings being included within the sale, and a partially boarded loft providing useful storage space.

Externally, the property offers off-street parking to the front via a block-paved driveway, further enhanced by a 7.4kW fast EV car charger. A shared driveway provides convenient side gate access.

The south-facing rear garden extends approximately 54' in length, commencing with a porcelain tiled patio installed in 2025, with the remainder predominantly laid to lawn.

Viewing is highly recommended to fully appreciate the quality, specification, and location this excellent 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.





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- No Onward Chain
- 3 Bedrooms Semi-Detached Bungalow
- Well Presented Throughout
- Open Plan Kitchen / Dining / Reception Room
- Separate Utility Room
- Well Appointed Family Bathroom
- Off Street Parking With Side Gate Access
- 54' South Facing Rear Garden
- 0.3 Miles From Elm Park Station
- Within Close Proximity To Ofsted 'Outstanding' Rated Schools



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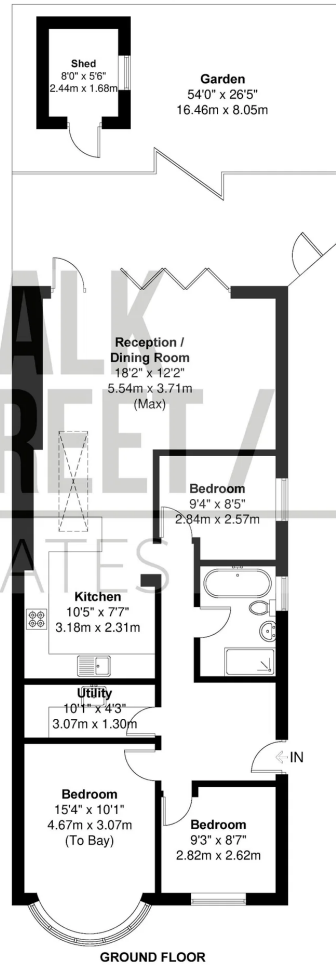
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Approximate Area = 91.4 sq m / 983 sq ft
 Shed = 3.6 sq m / 38 sq ft
 Total = 95 sq m / 1021 sq ft
 For Identification only - Not to Scale



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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		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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