



Grey Towers Gardens, Hornchurch, RM11

Guide Price £500,000 - £525,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally situated in a quiet cul-de-sac, just 0.2 miles from the Ofsted 'Outstanding' rated Towers Infant School and 0.4 miles from Emerson Park station, this three-bedroom semi-detached home offers well-proportioned accommodation throughout.

The ground floor commences with an entrance porch which opens onto the welcoming hallway with stairs rising to the first floor.

Spanning the right side of the home is the spacious reception / dining room which measures 25'1 x 17'3. The room enjoys neutral tones a large window to the front elevation.

Positioned off such is the kitchen which comprises numerous wall and base units, ample worktop space and room for essential appliances. A single patio door provides direct access to the garden.

Heading upstairs, there are two large double bedrooms and a comfortable single bedroom.

Rounding off the internal layout is the well appointed family bathroom.

Externally, to the front, there is off street parking via the driveway.

To the rear, the property benefits from a 100' garden, which includes a useful garage which can be access from the garden or via the shared pathway.

Viewing is highly recommended to appreciate all 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
- Well Presented Throughout
- Spacious Reception / Dining Room
- Well Appointed Family Bathroom
- 100' Rear Garden
- Off Street Parking With Garage
- Within Close Proximity to Schools, Langtons Gardens & Amenities
- 0.4 Miles From Emerson Park Station & 0.8 Miles From Hornchurch Station
- Walking Distance to Hornchurch Town Centre

According to the vendor:

Heating: Gas boiler

Broadband: Connected, supplier understood to be Virgin

Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues

Sewerage: Mains drainage understood, with no private drainage system advised



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Approximate Area = 80.8 sq m / 869 sq ft

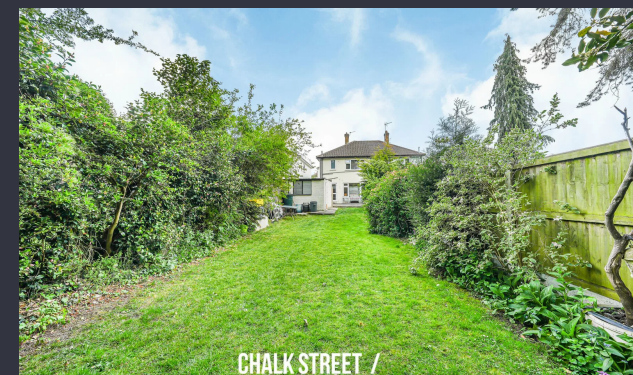
Garage = 14.7 sq m / 158 sq ft

Total = 95.5 sq m / 1027 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		82
(69-80) C		
(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	

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