



CHALK STREET /

Hacton Drive, Hornchurch, RM12  
Offers Over £650,000

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 1**

Situated within walking distance of several local schools, just yards from Hacton / Gaynes / Suttons Parkways and only 0.4 miles from Hornchurch Underground Station is this beautifully presented, extended and well-maintained four-bedroom semi-detached house.

The accommodation commences with a welcoming hallway with stairs rising to the first floor.

Positioned at the front of the home is the well-proportioned reception room, measuring approximately 22'11 x 12'3. Beautifully presented throughout, the room enjoys neutral tones and a feature fireplace. Wooden flooring flows seamlessly underfoot through to the open-plan kitchen / dining room. The kitchen area comprises a range of above and below counter storage units, with work surfaces extending along two sides. Bi-folding doors, complete with a fitted blind, open onto the rear garden and flood the space with an abundance of natural light.

Heading upstairs, the first floor hosts three bedrooms and a family bathroom. There is a generous double bedroom complete with built-in wardrobes. The second bedroom is another spacious double bedroom, with the third bedroom a single room. Finally, there is a modern family bathroom.

The loft has been skilfully converted to provide a large master bedroom, featuring Velux windows with fitted blinds and nets, a Juliet balcony with fitted blinds overlooking the park, air conditioning, ample eaves storage, and a stylish en-suite shower room.

The property further benefits from a modern gas combi boiler (approximately one year old) and a Nest smart thermostat, offering efficient and convenient heating control. Fire doors and integrated fire alarms are fitted throughout for added peace of mind. An additional air conditioning / heat pump unit is also installed in the rear bedroom, enhancing comfort throughout the home.

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

The property enjoys a 68ft south-west facing rear garden, thoughtfully landscaped into two sections: a patio area ideal for entertaining, and a secluded garden retreat with access to a summerhouse. Additionally, there is a substantial detached garage (approx. 35' x 8'), currently configured as a gym and utility space, with rear access onto Ingrebourne Valley / Hornchurch Country Park.

Both the garage and summerhouse benefit from electricity (no plumbing or fixed heating). The garage is currently used as a gym and utility area (housing a tumble dryer), while the summerhouse is utilised for storage.

Viewing is highly recommended to fully appreciate all this wonderful 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.*





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- Four Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Large Reception Room
- Extended Kitchen / Dining Room
- Loft Conversion With Master Bedroom & En-Suite
- Off-Street Parking With Side Access
- 65' South-West Facing Rear Garden
- Two Garden Outbuildings
- 0.4 Miles from Hornchurch Underground Station





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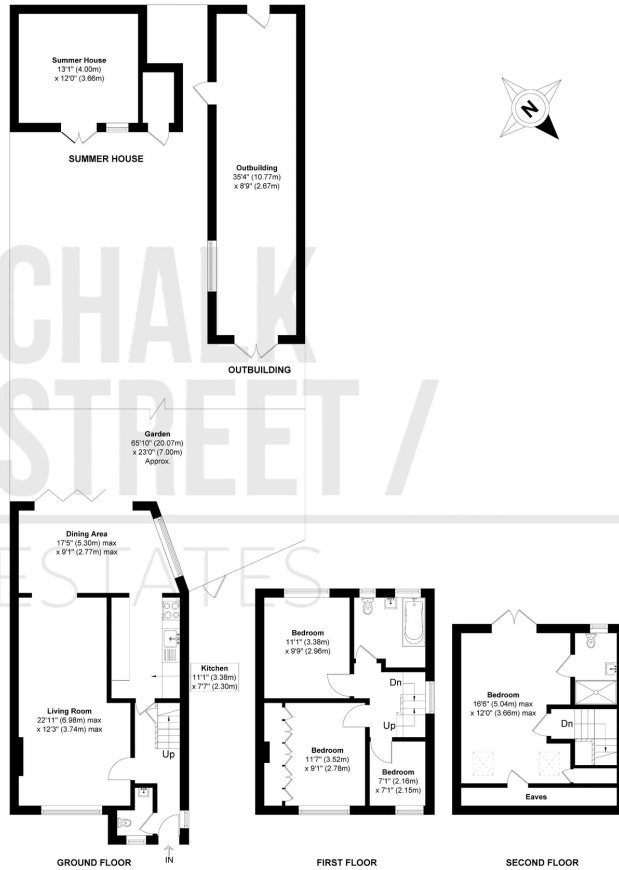


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**Hacton Dr, Hornchurch RM12**

Ground = 51.99 sq m / 560 sq ft  
 First = 37.10 sq m / 399 sq ft  
 Second = 24.50 sq m / 264 sq ft  
 Outbuilding = 28.75 sq m / 309 sq ft  
 Summer House = 14.64 sq m / 158 sq ft  
 Total = 156.98 sq m / 1690 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>		80
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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