



**Lancaster Drive, Hornchurch, RM12**

**Guide Price £525,000- £550,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Ideally located just 0.4 miles from Elm Park Station and within close proximity to Ofsted 'Outstanding' Scotts Primary School, is this extended, three-bedroom end of terrace house.

Boasting 964 sq ft of internal living accommodation, this impressive property features a spacious reception room, an open plan kitchen / dining room, a ground floor W/C and a utility room. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Upon entering, you are welcomed by a bright entrance hallway with stairs rising to the first floor.

The generously sized reception room is located at the front of the property, providing ample space for comfortable living. The room is tastefully decorated with neutral tones and features a large window that floods the space with natural light.

The heart of the home is undoubtedly the extended, open-plan kitchen / dining room. This contemporary space is fitted with a range of wall and base units, complemented by generous worktop space and room for essential appliances. Bi-fold doors at the rear lead out to the garden, making it an ideal space for both everyday living and entertaining.

A convenient ground floor W/C and utility room complete the ground floor layout.

To the first floor, there are three comfortable bedrooms, each offering plenty of space. These are served by a modern family bathroom, which has been finished to a high standard.

Externally, the property benefits from off-street parking to the front via a driveway, along with side gate access to the rear garden.

The approximately 50' rear garden features an initial patio area, with the remainder predominantly laid to lawn. A large garden outbuilding provides excellent storage or potential for a home office.

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



**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



- Three Bedrooms
- Extended End of Terrace House
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Ground Floor W/C & Utility Room
- Modern Family Bathroom
- Off Street Parking & Side Gate Access
- 50' Rear Garden With Large Garden Outbuilding
- 0.4 Miles From Elm Park Station
- 0.4 Miles From Ofsted 'Outstanding' Scotts Primary School







**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES



**CHALK STREET /**  
ESTATES

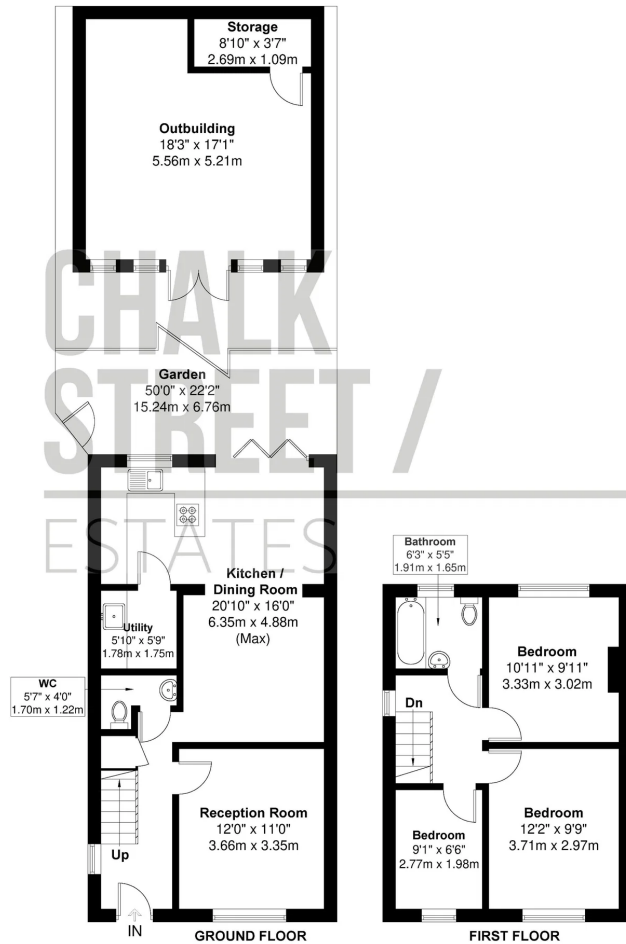
## Lancaster Drive, Hornchurch, RM12

Approximate Area = 89.6 sq m / 964 sq ft

Outbuilding Area = 28.8 sq m / 310 sq ft

Total = 118.4 sq m / 1274 sq ft

For Identification only - Not to Scale



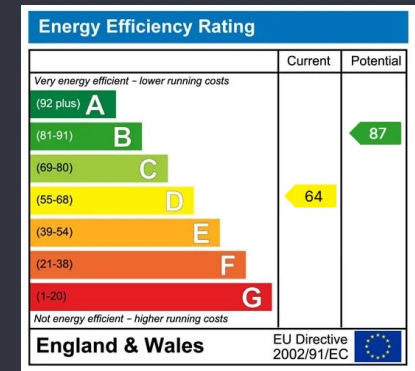
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for © Chalk Street Estates Limited.



CHALK STREET /



CHALK STREET /



## Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>