



CHALK STREET /

Standen Avenue, Hornchurch, RM12

Offers Over **£550,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

Situated in a popular residential location, within walking distance of Hornchurch Underground Station and Ofsted Outstanding Hacton Primary School, is this beautifully presented, extended, three / four-bedroom semi-detached house.

Upon entering, you are greeted by a spacious and welcoming entrance hallway with stairs rising to the first floor.

The ground floor accommodation comprises three distinct reception areas, offering flexible living spaces. The front reception room provides a comfortable living area, leading seamlessly into a dining area. At the rear of the home, the well-appointed kitchen is fitted with a range of wall and base units, complemented by ample worktop space and room for essential appliances, leading to a spacious dining area with double doors out to the garden.

The third reception area, currently arranged as a study, previously used as a fourth bedroom, with access to a gorgeous ensuite ground floor shower room.

All rooms are well presented with neutral tones with carpet/vinyl flooring.

Moving to the first floor, there are three generously proportioned bedrooms, providing comfortable accommodation. These are served by a stylish family bathroom, which completes the internal layout. There is also a very spacious landing and loft, offering great potential for a loft conversion subject to planning permission.

Externally, the property benefits from off-street parking for three cars to the front via a driveway.

Rear access leads to a large, approximately 73 ft., south-facing garden, which is predominantly laid to lawn and ideal for outdoor enjoyment.

Additionally, a double garage is located at the rear of the property, providing excellent storage or parking options.

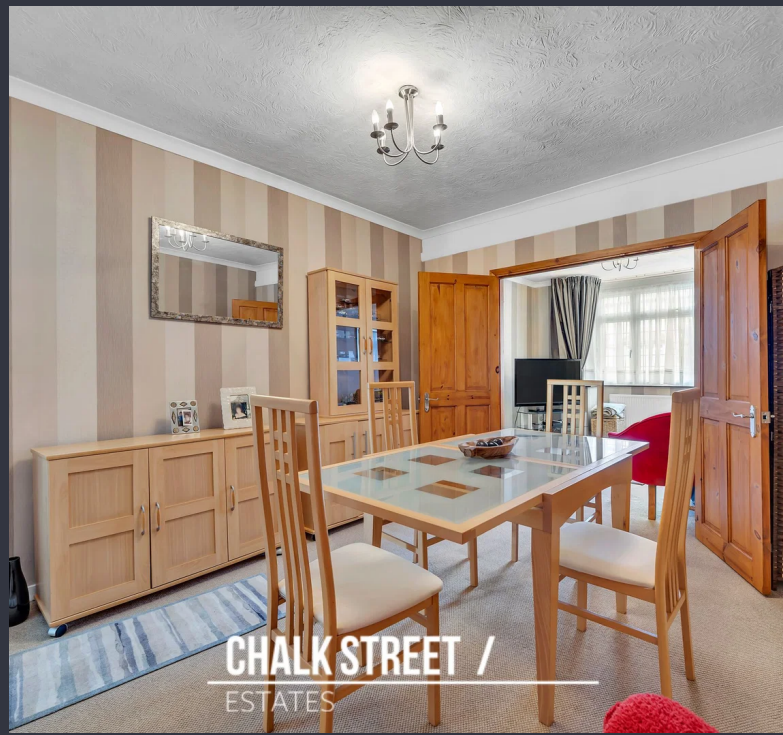
This home offers a fantastic opportunity to acquire a well-located and extended property with excellent amenities nearby.

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
- Three Reception Areas
- Two Bathrooms
- Off Street Parking
- Double Garage To Rear
- 73' South Facing Garden
- Rear Access
- 0.4 Miles From Ofsted Outstanding Hacton Primary School
- 0.2 Miles From Hornchurch Underground Station







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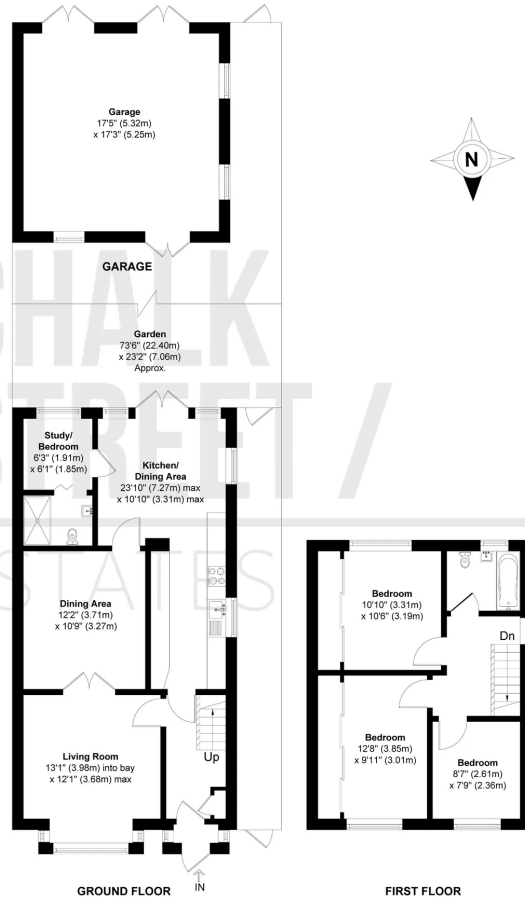
Ground = 58.30 sq m / 628 sq ft

First = 37.54 sq m / 404 sq ft

Garage = 27.93 sq m / 301 sq ft

Total = 123.77 sq m / 1333 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		
(69-80)	C		80
(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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