



CHALK STREET /

Suttons Avenue, Hornchurch, RM12

Offers Over **£450,000**



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

Offered for sale with the added advantage of no onward chain, this two-bedroom semi-detached bungalow is ideally located just 0.3 miles from Hornchurch Underground Station and within walking distance of Hornchurch town centre and Harrow Lodge Park, combining excellent connectivity with local leisure opportunities.

Upon entering, you are welcomed into the entrance hallway, providing access to the all living areas.

The spacious reception room (19'7 x 10'7) offers an ideal setting for relaxation and entertaining, benefiting from ample natural light and direct access onto the rear garden via the French patio doors.

Also at the rear of the home, the well-proportioned kitchen and dining area provides a practical and inviting space and comprises numerous wall and base units, ample worktop space and room for essential appliances.

The home features two comfortable bedrooms, positioned at the front of the home, either side of the hallway. Both rooms are well-sized, presenting flexible options for a main bedroom, guest room, or a dedicated home office.

Completing the internal accommodation is the large, stylish family bathroom.

To the front of the property, a driveway provides convenient off-street parking, with side gate access leading to the rear.

The property boasts an impressive 73' unoverlooked rear garden, offering a substantial outdoor space perfect for warm summer evenings.

This charming bungalow offers a superb opportunity to acquire a well-located home with significant outdoor space, ready for the next owner to personalise and enjoy the very best of Hornchurch living.

*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.*







- No Onward Chain
- Two Bedroom Semi-Detached Bungalow
- Spacious Reception Room
- Kitchen / Dining Area
- Large Family Bathroom
- Off Street Parking
- Side Gate Access
- 73' Rear Garden
- 0.3 Miles From Hornchurch Station
- Within Walking Distance of Hornchurch Town Centre & Harrow Lodge Park







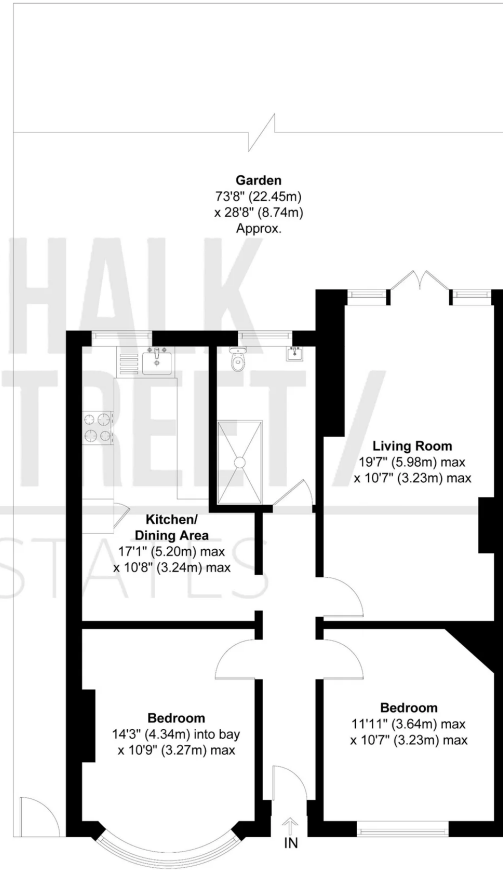






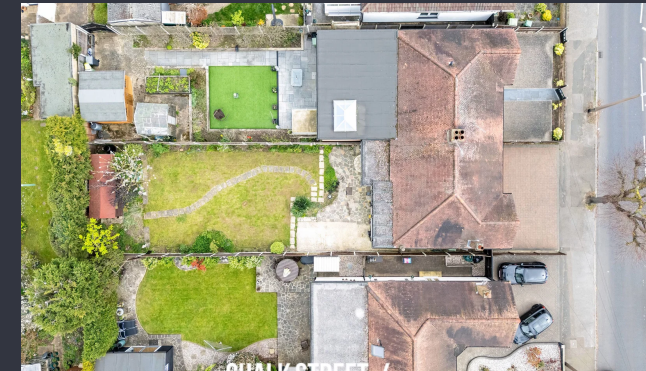
**Suttons Ave, Hornchurch RM12**

Total = 67.93 sq m / 731 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>		77
(55-68) <b>D</b>	55	
(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	

**Chalk Street Estates - Sales**

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