



**Suttons Gardens, Hornchurch, RM12**

Offers Over **£550,000**

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

Ideally situated within walking distance to reputable local schools, Hornchurch Station and Hornchurch Town Centre is this 3 bedroom, semi-detached house.

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

To the front, the bright and airy open-plan living / dining room is enhanced by a large bay window, a feature fireplace and attractive decorative corncicing. Double patio doors to the rear further flood the space with natural light and provide direct access to the garden.

The dining area flows seamlessly into the kitchen which is fitted with a range of wall and base units, generous worktop space and ample room for essential appliances. The kitchen also benefits from a single patio door that also leads out to the rear.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes, along with a single bedroom. The third bedroom is accessed via the principal bedroom and is currently arranged as a dressing area but offers flexibility for a variety of uses.

The accommodation is completed by a family bathroom with a separate W/C which adds to the practicality for this house.

Externally, a front driveway provides off street parking whilst a side gate provides access to the rear garden.

The rear garden measures 140' and commences with a large patio area, whilst the remainder is mostly laid to lawn with mature shrubbery along both sides. The garden also has a shed and a large detached garage (28'5 x 8'8) which can be accessed via Suttons Avenue.

Viewing is highly recommended to fully appreciate the opportunity that 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.*

*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.*





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- 3 Bedrooms
- Semi-Detached House
- Open Plan Reception / Dining Room
- Divided Upstairs Bathroom
- Off Street Parking With Side Access
- Large Rear Garden with Garage
- Some Modernisation Required Throughout
- Walking Distance Hornchurch Station
- Within Close Proximity To Hornchurch Town Centre
- Walking Distance To Harrow Lodge Park



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## Suttons Gardens, Hornchurch, RM12

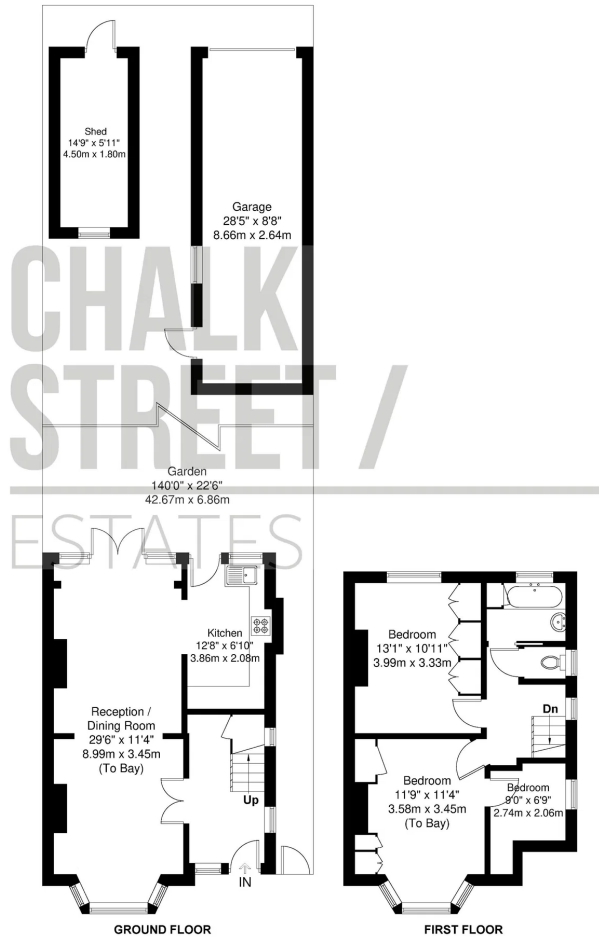
Approximate Area = 90.6 sq m / 975 sq ft

Garage = 22.9 sq m / 246 sq ft

Shed = 8.1 sq m / 87 sq ft

Total = 121.6 sq m / 1308 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>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Chalk Street Estates - Sales

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