



CHALK STREET /

Stafford Avenue, Hornchurch, RM11

Offers Over £650,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Positioned conveniently just 0.5 miles from Gidea Park Elizabeth Line Station and 0.1 miles from Ardleigh Green Schools, this beautifully presented, extended end-of-terrace house offers four bedrooms and an inviting lifestyle.

Upon entering the home, a welcoming entrance hall leads directly to the first-floor staircase.

The spacious living room, measuring 21'6 x 15'5, is filled with natural light from a beautiful walk-in bay window. This comfortable space is centred around an attractive fireplace and features deep skirting boards, decorative cornice coving, a ceiling rose, and soft carpeting underfoot.

To the left, a converted garage offers a versatile second reception space, currently configured as a cinema room with a dropdown projector screen and ceiling speakers. This flexible area could easily serve as a dining room, home office, study, or playroom to suit your needs.

Spanning the rear of the home, the open-plan kitchen and dining room provides an ideal setting for modern family life. Bathed in natural light, the kitchen is equipped with a range of wall and base units, ample wood worktops that extend into a breakfast bar, and integrated appliances including a dishwasher, washing machine, tumble dryer, and a range cooker. Bi-fold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Completing the ground floor is a stylish shower room.

Ascending to the first floor, you will find four well-proportioned bedrooms. There are three comfortable double bedrooms, all benefiting from fitted wardrobes, and a sizable single bedroom. All four bedrooms are thoughtfully presented and share a wonderful four-piece family bathroom, which boasts the added comfort of underfloor heating.

Externally, the front of the property offers convenient off-street parking via a driveway.

The private, unoverlooked 66'5 rear garden begins with a generous patio area, perfect for outdoor dining and entertaining, with the remainder primarily laid to lawn. At the foot of the garden, a substantial outbuilding, equipped with lighting and electricity, is currently utilised as a gym and games room, offering flexible additional space.

Viewing is strongly recommended to fully appreciate all this wonderful family 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, Blic UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

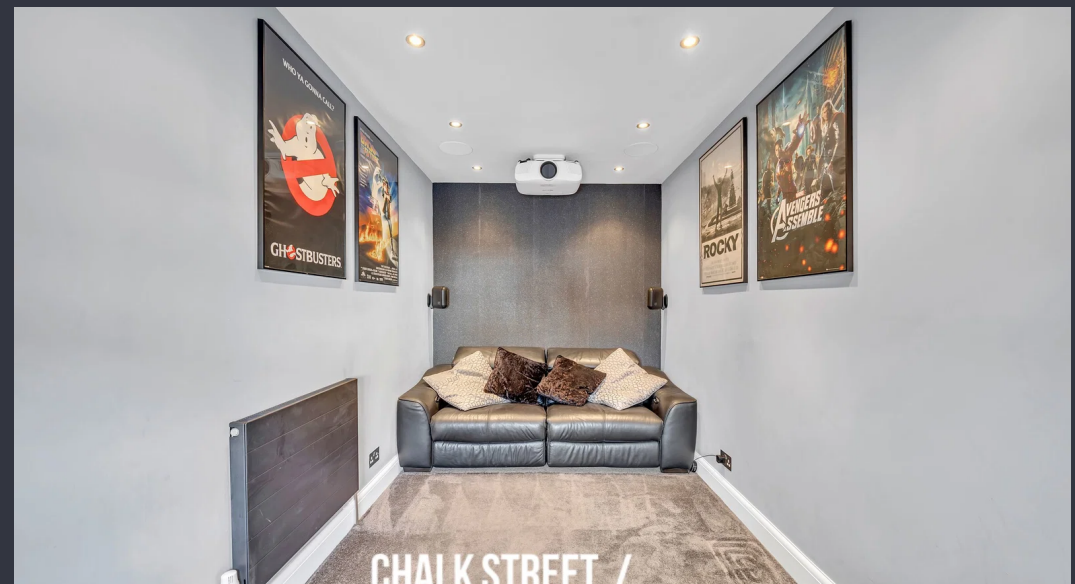
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot





- Four Bedroom End of Terraced House
- Two Reception Rooms
- Open Plan Kitchen / Diner
- Ground Floor Shower Room
- Family Bathroom
- Off Street Parking
- Unoverlooked 66' Rear Garden
- Large Garden Outbuilding
- 0.1 Miles From Ardleigh Green Schools
- 0.5 Miles from Gidea Park Elizabeth Line Station





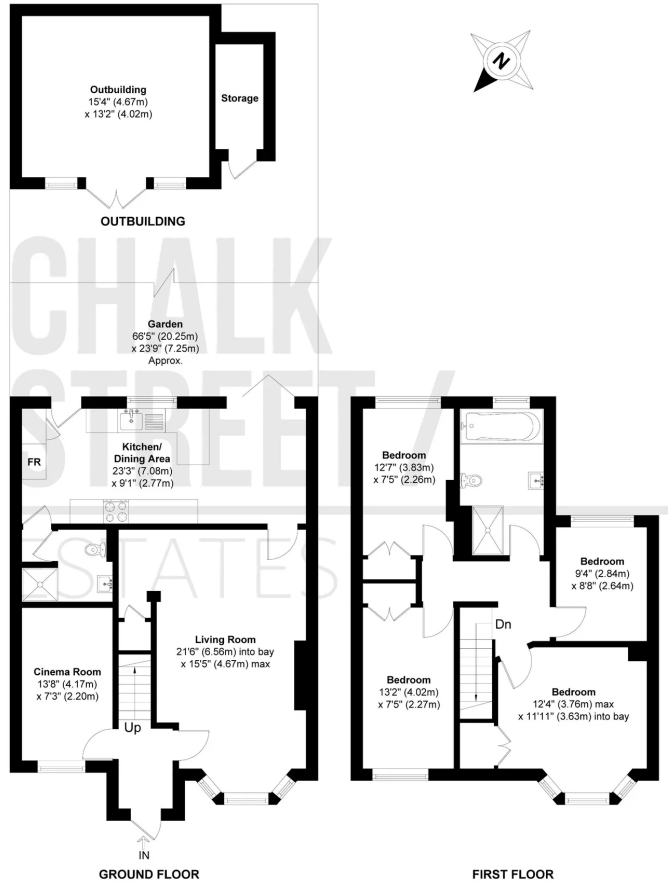




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Ground = 67.62 sq m / 728 sq ft
 First = 58.23 sq m / 627 sq ft
 Outbuilding = 18.77 sq m / 202 sq ft
 Total = 144.62 sq m / 1557 sq ft

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			79
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/