



CHALK STREET /  
ESTATES

Woburn Avenue, Hornchurch, RM12

£500,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Conveniently located just 0.3 miles from Elm Park Station and within walking distance to local shops and amenities, is this beautifully presented, three bedroom terraced house.

Upon entering the home, you are greeted with a welcoming entrance hallway with access to all of the ground floor accommodation and stairs rising to the first floor.

To the front of the home, flooded with natural light, the reception room is beautifully decorated with modern tones.

Moving through, there is another reception area, currently arranged as a playroom.

Positioned within the rear extension and spanning the rear of the home, the stylish open plan kitchen / dining room comprises numerous wall and base units, ample worktop space, a centre breakfast island and room for essential appliances. Bi-folding doors and an over-head skylight flood the entire space with an abundance of natural light.

Completing the ground floor footprint is the W/C.

Heading upstairs the home enjoys two double bedrooms and a further single room to the front currently arranged as a home office / study. All three rooms are nicely presented.

Rounding off the internal layout is the stunning family bathroom.

Externally, to the front, the brick paved driveway provides off street parking for two cars.

The rear garden commences with a patio area with the remainder predominantly laid to lawn. At the base of the garden, there are two handy storage sheds.

Viewing is highly recommended to fully appreciate all this stunning 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, 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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- Three Bedrooms
- Terraced House
- Beautifully Presented Throughout
- 2 Reception Areas
- Open Plan Kitchen / Diner
- Downstairs W/C
- Off Street Parking
- Good Sized Rear Garden With Two Sheds
- 0.3 Miles From Elm Park Station
- Walking Distance To Local Shops & Amenities



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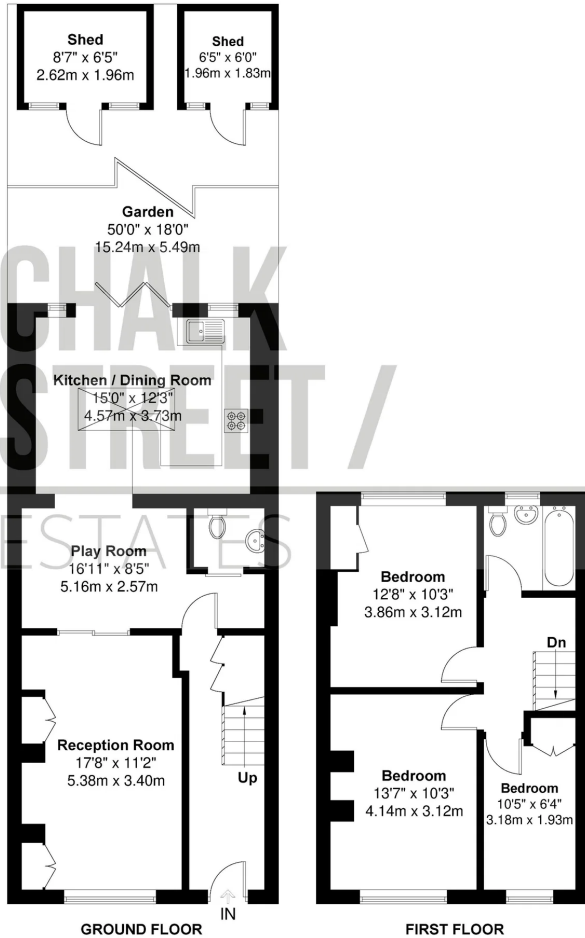
# Woburn Avenue, Hornchurch, RM12

Approximate Area = 102.5 sq m / 1103 sq ft

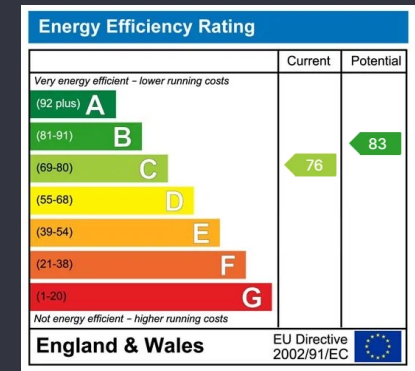
Sheds = 8.6 sq m / 92 sq ft

Total = 111.1 sq m / 1195 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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## Chalk Street Estates - Sales

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