



Butts Green Road, Hornchurch, RM11

Offers Over **£550,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Ideally located within walking distance to Emerson Park Station is this beautifully presented three bedroom semi-detached house.

Upon entering the property, a hallway provides access to the principal living areas, with stairs rising to the first floor along with ample storage cupboards.

Positioned at the front of the home, the living area draws light from a walk-in bay window and is well presented with neutral tones and wooden flooring underfoot.

Spanning the rear of the property, situated with the rear extension, the kitchen / dining room comprises a range of wall and base units, ample work surface space and integrated appliances. The overhead sky lantern and bi-folding doors flood the area with an abundance of natural light.

To the first floor, there are two sizeable double bedrooms and a further single bedroom which is currently arranged as a walk-in wardrobe. All three bedrooms are beautifully presented and easily accommodate wardrobes.

Completing the internal layout is the stylish family bathroom.

Externally, the south west facing rear garden commences with a large decking, with the remainder laid to lawn. At the base of the garden, there is a handy storage shed.

To the front, the property offers off-street parking for two cars.

Viewing is highly recommended to fully appreciate this gorgeous family home.

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
- Beautifully Presented Throughout
- Extended To The Rear
- Spacious Reception Room
- Kitchen / Dining Room
- Modern Family Bathroom
- Off Street Parking
- 85' Rear Garden
- Walking Distance To Emerson Park Station





CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



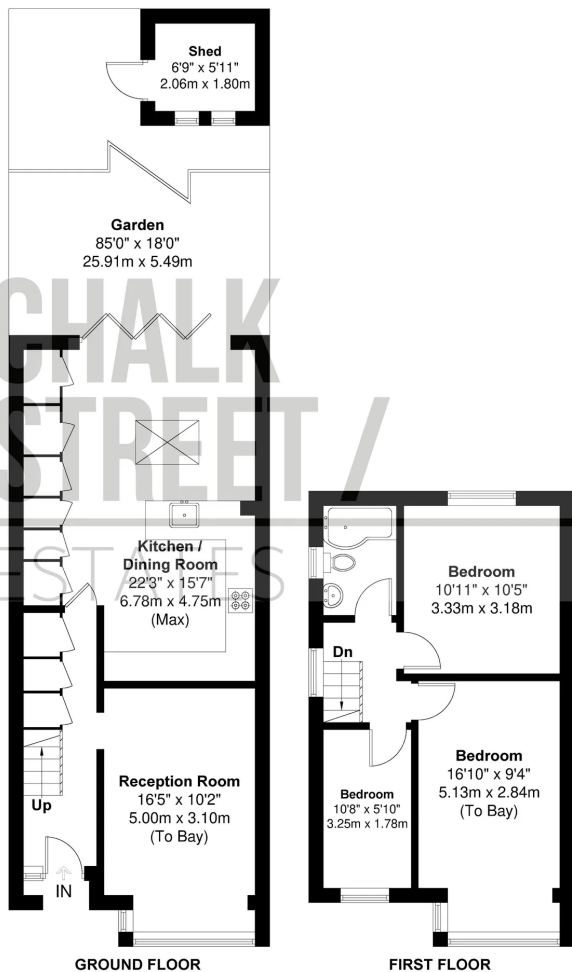
Butts Green Road, Hornchurch, RM11

Approximate Area = 94.2 sq m / 1013 sq ft

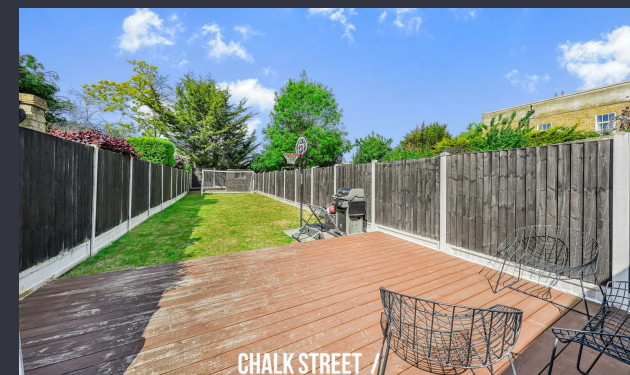
Shed Area = 3.7 sq m / 39 sq ft

Total = 97.9 sq m / 1052 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).
Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(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/>