



Cavenham Gardens, Hornchurch, RM11

Offers Over **£525,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Suitably located just 0.5 miles from 'Outstanding' Towers Infant and Junior Schools, 0.4 miles from Gidea Park Elizabeth Line Station and walking distance to local shops and Haynes Park is this stunning, 3 bedroom, extended, terraced house.

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

Drawing light from the attractive window to the front elevation is the bright and airy living room. Centred around a fireplace, the room is nicely presented, decorative cornice, deep skirting and wooden flooring underfoot.

At the rear of the home, mostly within the single storey extension, is the impressive open plan kitchen / dining / family room. Boasting numerous wall and base units, an abundance of oak worktops, a centre island with breakfast bar, and appliances such as oven, grill, microwave, washer / dryer, washing machine and dishwasher. Measuring 24'9 x 18'1, the room provides ample space for a large dining table and chairs. A large overhead sky lantern and bi-folding doors with integrated blinds flood the area with natural light.

Completing the ground floor footprint is the modern W/C.

Heading up to the first floor, there are two comfortable double bedrooms and a further single. Each room is tastefully decorated with bedrooms 1 and 2 enjoying high quality fitted wardrobes.

The four piece family bathroom with large walk-in shower rounds off the internal accommodation.

The loft (17'2 x 13'2) has been converted into a useable space and in addition to providing an abundance of storage space, with power, lighting, central heating, carpets and two Velux windows at the rear, is currently being used as a home office.

Further features of the home include gas boiler, Smart heating thermostat and a Yale alarm system with app.

Externally, there is off street parking to the front via a bricked paved driveway.

The rear garden commences with a patio area, ideal for entertaining, then is mostly laid to lawn with mature planting throughout and a wooden shed to provide extra storage.

A private road provides rear access to the property.

Viewing is strongly advised to fully appreciate everything 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

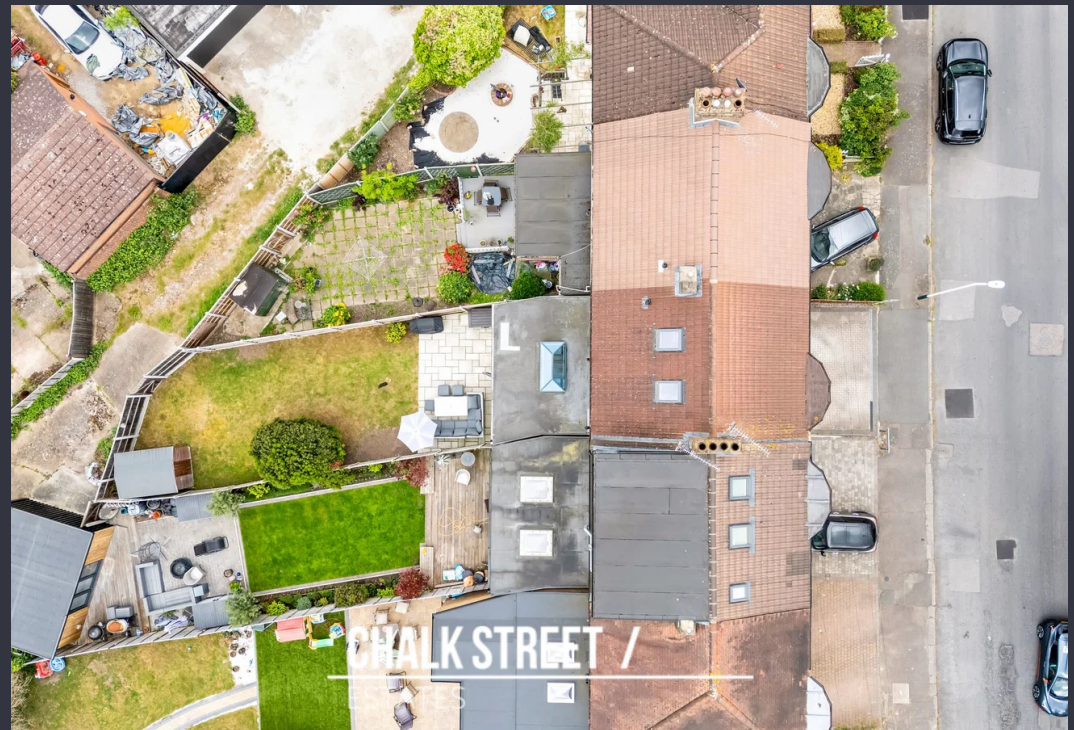




- Three Bedroom Terraced House
- 1387 Sq. Ft. Of Beautifully Presented Accommodation
- Extended To The Rear
- Stunning Open Plan Kitchen / Diner
- Ground Floor W/C
- Four Piece Family Bathroom
- Off Street Parking
- Rear Access
- 0.4 Miles From Gidea Park Elizabeth Line Station
- 0.5 Miles From Towers Junior and Infant Schools

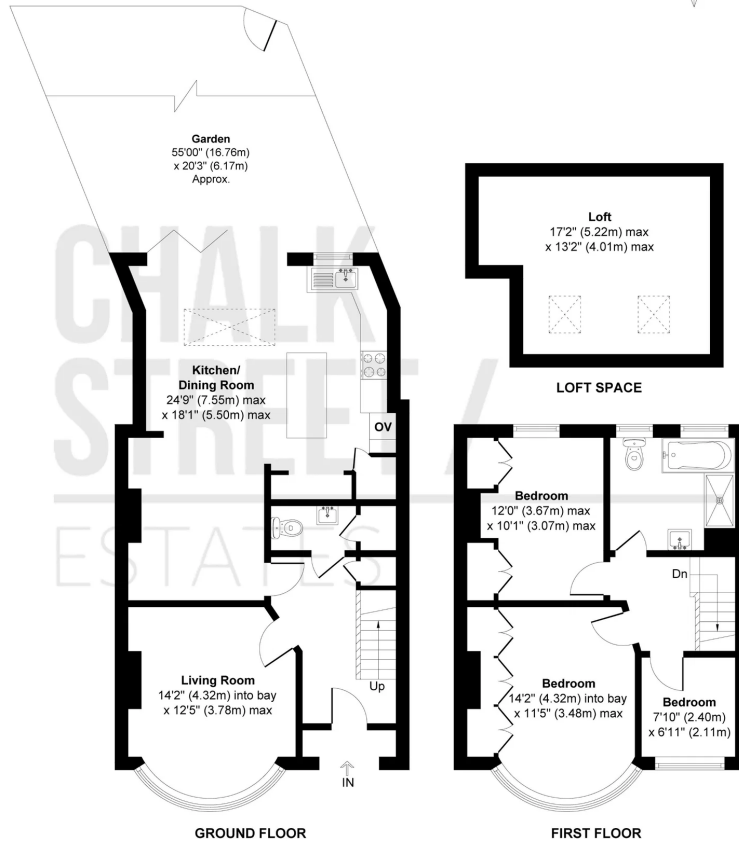






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Ground = 63.60 sq m / 685 sq ft
 First = 44.35 sq m / 477 sq ft
 Loft Space = 20.93 sq m / 225 sq ft
 Total = 128.88 sq m / 1387 sq ft
 For identification only - Not to Scale



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			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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