



**CHALK STREET /**

**Elmhurst Drive, Hornchurch, RM11**

Guide Price **£450,000**

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

Offered for sale with the added advantage of no onward chain, nestled in a convenient location, this beautifully presented three-bedroom end-of-terrace house is situated just 0.5 miles from Emerson Park Station and a mere 0.1 miles from Towers School, offering both comfort and accessibility.

Upon entering, you are greeted by an inviting entrance porch which leads seamlessly through to the kitchen. The modern kitchen is thoughtfully designed with contemporary fittings and finishes, offering ample storage, generous worktop space, and a convenient breakfast bar.

From the kitchen, the layout flows effortlessly into the living room, which forms the heart of the home and features stairs rising to the first floor. Adjacent to the living room, to the rear of the property, is the dining room, providing a dedicated space for meals.

Rounding off the ground floor accommodation is a convenient W/C, enhancing the practicality of the layout.

Upstairs, the property comprises three well-proportioned bedrooms, providing comfortable accommodation. A family bathroom serves these bedrooms, completing the first-floor accommodation.

Externally, the property features a 21' south-facing rear garden, perfect for relaxation and outdoor activities. The garden also benefits from side gate access and handy storage shed, providing added convenience.

This home, with its approximately 1050 sq ft of living space, is beautifully presented throughout, making it an ideal choice for those seeking a move-in-ready property in a desirable location.

*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.*





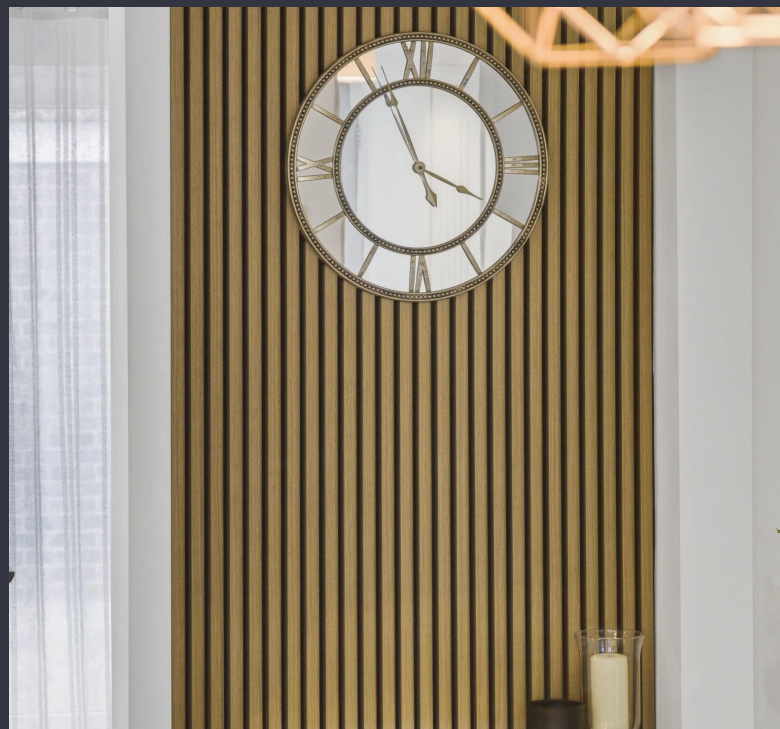
- Three Bedrooms
- End of Terrace House
- Beautifully Presented Throughout
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- 21' South Facing Rear Garden
- Side Gate Access
- 0.5 Miles From Emerson Park Station
- 0.1 Miles From Towers School

**According to the vendor:**  
Heating: Gas central heating

Broadband: Connected, supplier understood to be Virgin, with 1Gb fibre optic service installed

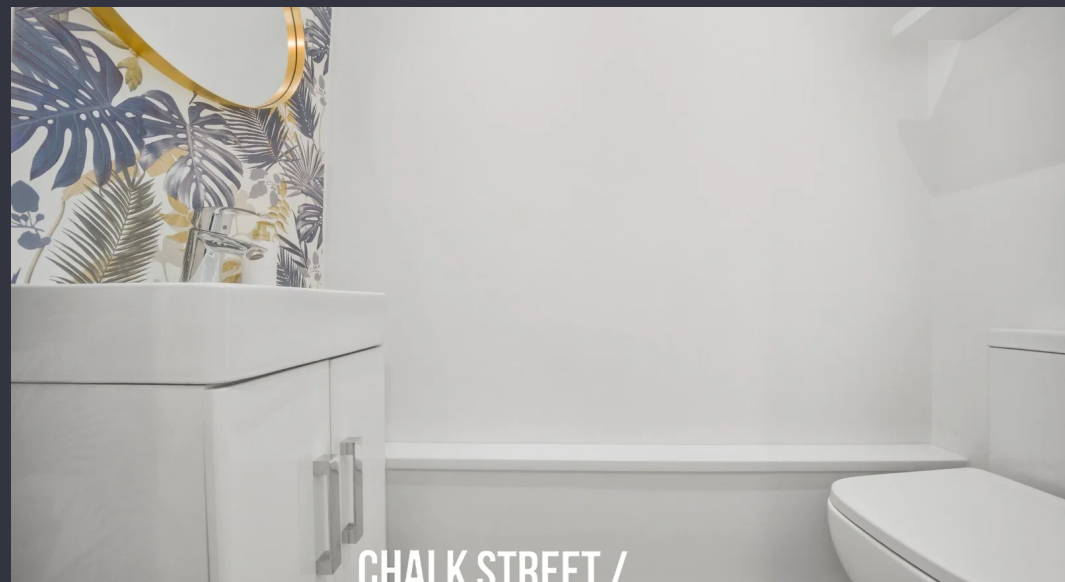
Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues

Sewerage: Mains drainage understood, with no private drainage system advised





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### Elmhurst Dr, Hornchurch RM11

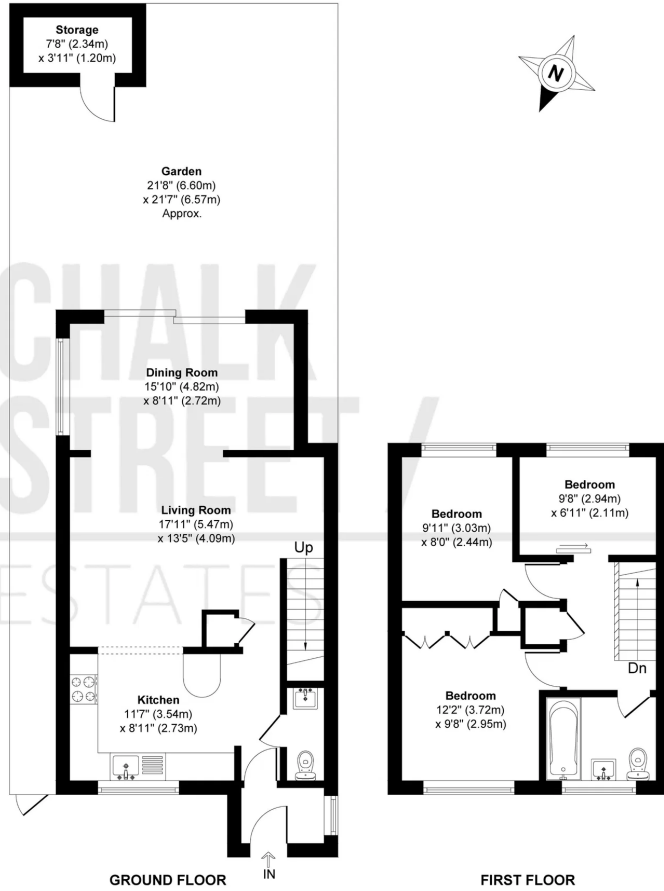
Ground = 54.93 sq m / 591 sq ft

First = 39.82 sq m / 429 sq ft

Store = 2.80 sq m / 30 sq ft

Total = 97.55 sq m / 1050 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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