



Norman Road, Hornchurch, RM11

£575,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Ideally located within easy reach of Hornchurch High Street and Romford Town Centre, which offers an Elizabeth Line station, mainline rail links, a wide range of shops, restaurants and amenities, this beautifully presented 4 bedroom semi-detached house is also well placed for reputable local schools.

The internal accommodation commences with a welcoming hallway, with stairs rising to the first floor and useful storage space beneath.

To the front of the property is a spacious reception / dining room decorated with neutral tones and filled with natural light from the bay window.

To the rear, the kitchen / breakfast room comprises a range of wall and base units, with wood work surfaces extending along three sides, a fitted dishwasher, and room for essential appliances. A single door provides access to the rear garden.

Completing the ground floor is a well-proportioned bedroom with an en-suite bathroom, offering ideal accommodation for guests or flexible use as a home office / additional living space.

To the first floor, there are four well-appointed bedrooms, comprising two double bedrooms and two further rooms currently arranged as dressing rooms / wardrobe areas. The principal bedroom benefits from fitted wardrobes and a large bay window.

The internal layout is completed by a modern family bathroom.

The loft has been boarded and has the added benefit of a ladder.

Externally, the property benefits from off-street parking to the front via a driveway.

The impressive 82' rear garden commences with a large decking area, with the remainder mainly laid with artificial lawn, providing an easily maintained outdoor space. At the end of the garden is a useful outbuilding with lighting and electricity, currently used as a gamesroom / bar, offering excellent potential for a variety of uses.

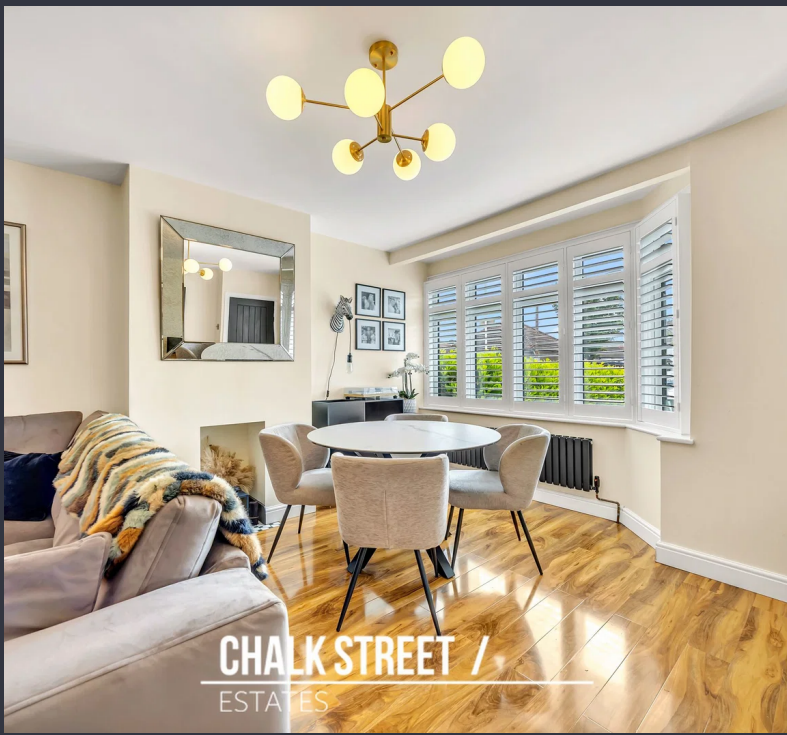
Beautifully presented throughout, this family home offers flexible and spacious accommodation in a highly convenient location. Early viewing is strongly advised to fully appreciate all that it has to offer.

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.

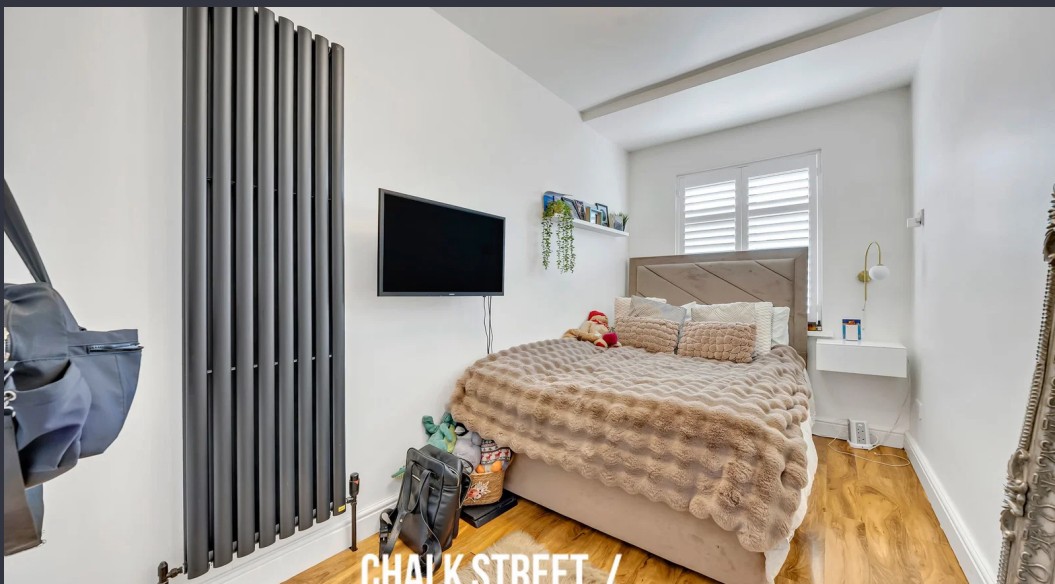
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



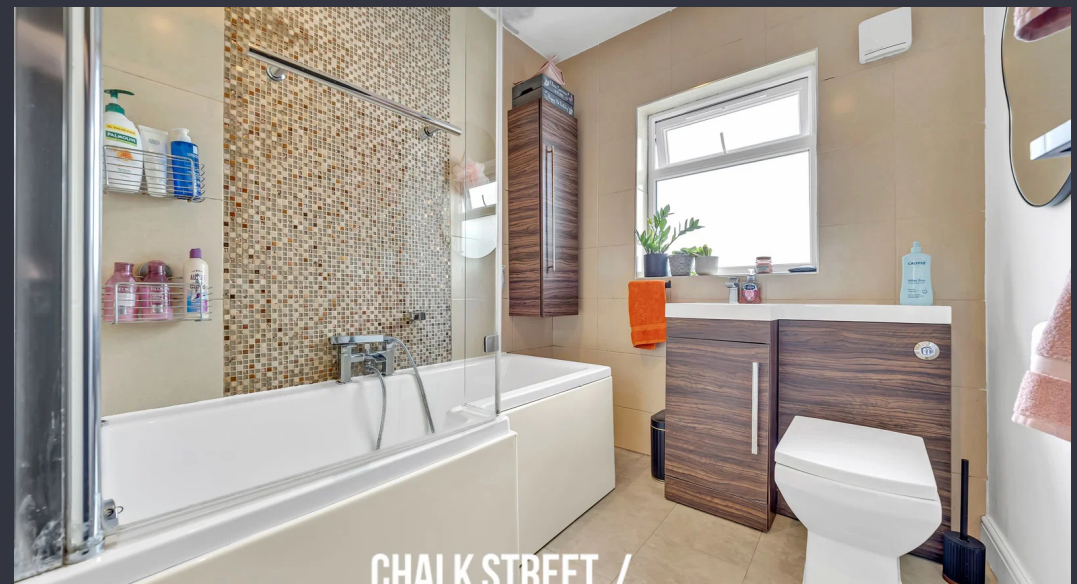


- Four Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Open Plan Living / Dining Room
- Well Appointed Kitchen
- Two Family Bathrooms
- Large Garden Outbuilding
- 82' Rear Garden
- Close Proximity To Good Local Schools
- 0.8 Miles from Romford Elizabeth Line Station





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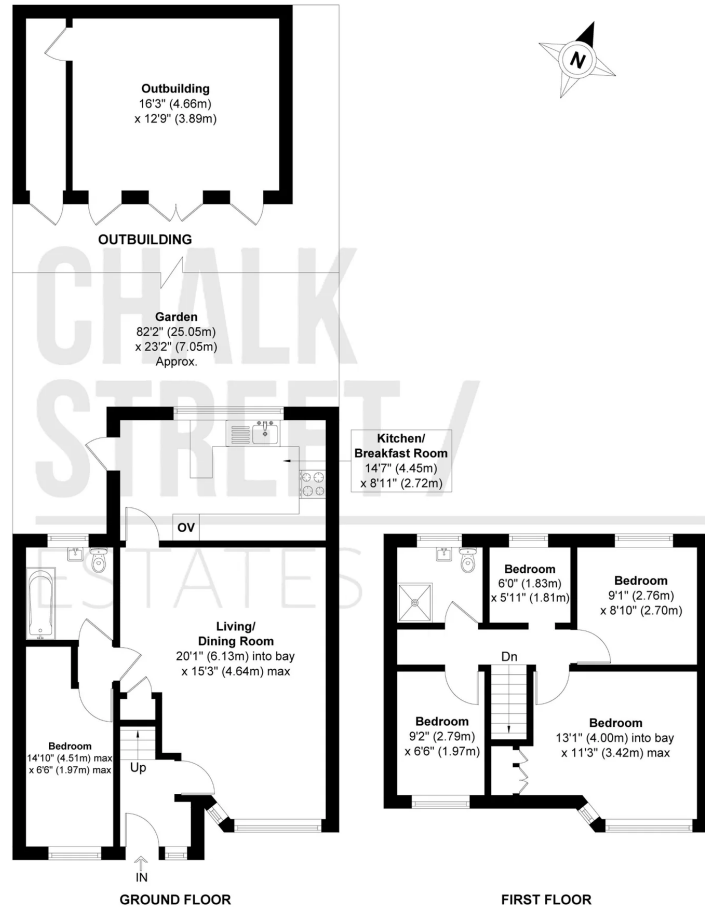




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Ground = 56.69 sq m / 610 sq ft
 First = 39.06 sq m / 420 sq ft
 Outbuilding = 22.21 sq m / 239 sq ft
 Total = 117.96 sq m / 1269 sq ft

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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