


# Northumberland Avenue, Hornchurch, RM11

Offers Over **£525,000**

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

Ideally situated just 0.4 miles from Gidea Park Elizabeth Line station and close to a range of well-regarded local schools, this three-bedroom terraced home offers excellent space and convenience for family living.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor.

Located off the hallway is a bright reception room, featuring a large bay window that fills the space with natural light.

To the rear, the modern kitchen/ dining room enjoys views over the garden and is fitted with ample worktop space, a range of wall and base units and room for essential appliances.

Leading off the kitchen is a practical utility room.

A ground floor W/C completes the downstairs accommodation.

Upstairs, the first floor comprises three well-proportioned bedrooms, including two doubles and a single. The main bedroom benefits from fitted wardrobes and a bay window, while the third bedroom is currently arranged as a nursery.

The accommodation is completed by a modern family bathroom.

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

The rear garden begins with a patio area and extends to a lawn, offering an ideal outdoor space.

Viewing is highly recommended to see this wonderful home in such a highly convenient and 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
- Terraced House
- Presented To A High Standard Throughout
- Well Appointed Kitchen / Dining Room
- Separate Utility Room
- Downstairs W/C
- Off Street Parking
- Walking Distance To Haynes Park
- Close Proximity To David Lloyd Health Club
- 0.4 Miles To Gidea Park Elizabeth Line Station


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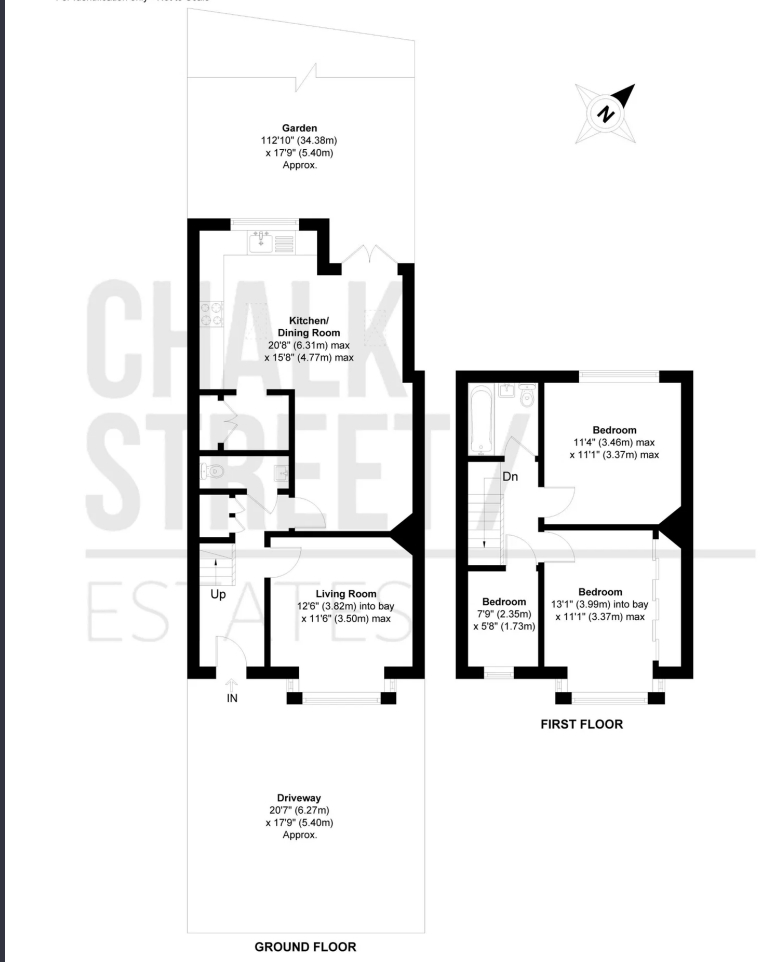

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**Ground** = 55.52 sq m / 597 sq ft
**First** = 39.06 sq m / 420 sq ft
**Total** = 94.58 sq m / 1017 sq ft
For Identification only - Not to Scale



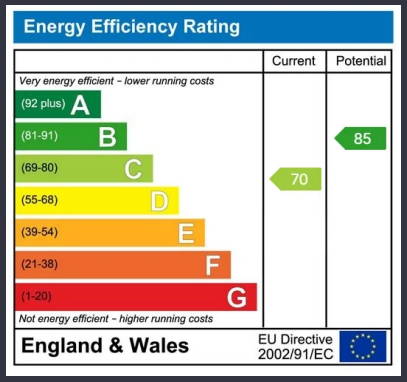

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).

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## Chalk Street Estates - Sales

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