



Park Crescent, Hornchurch, RM11

£600,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Ideally situated within close proximity to both Romford and Hornchurch town centres, and offering excellent commuting links via Romford's Elizabeth Line Station and a range of nearby bus routes, this impressive four-bedroom semi-detached home is perfectly suited to modern family living.

Upon entering, you are welcomed by a spacious hallway with stairs rising to the first floor and useful understairs storage.

Positioned to the front of the property, the beautifully presented lounge enjoys an abundance of natural light from the large bay window, creating a warm and inviting space to relax.

Extending across the rear of the home is the thoughtfully designed open-plan kitchen/dining room. This stylish and contemporary space features a range of fitted wall and base units, ample worktop space, a central breakfast island, and room for essential appliances. Measuring approximately 22'8 x 16'10, it comfortably accommodates a dining area, making it ideal for both everyday family life and entertaining. Overhead skylights and bi-folding doors leading to the south-facing rear garden flood the room with natural light and enhance the sense of space.

To the first floor, there are two generously sized double bedrooms and a further single bedroom, currently utilised as a dressing room. This level is completed by a beautifully appointed family bathroom.

The loft has been skilfully converted to create a spacious principal bedroom, complemented by a modern and stylish shower room.

Externally, the property benefits from off-street parking to the front via a private driveway, along with gated side access leading to the garage and rear garden.

The south-facing garden extends to approximately 105ft and begins with a decked seating area, with the remainder predominantly laid to lawn. To the rear of the garden, a substantial outbuilding (approx. 15' x 14'10) provides excellent versatility and could be used as a home office, gym, bar, or additional living space.

Offering generous proportions throughout and an ideal layout for family life, this is a superb home that must be viewed to be fully appreciated.

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
- Open Plan Kitchen / Dining Room
- Spacious Living Room
- Two Stunning Bathrooms
- Off Street Parking,
- Side Access to Garage
- 105' South Facing Rear Garden With Large Outbuilding
- 0.9 Miles From Romford Elizabeth Line Station







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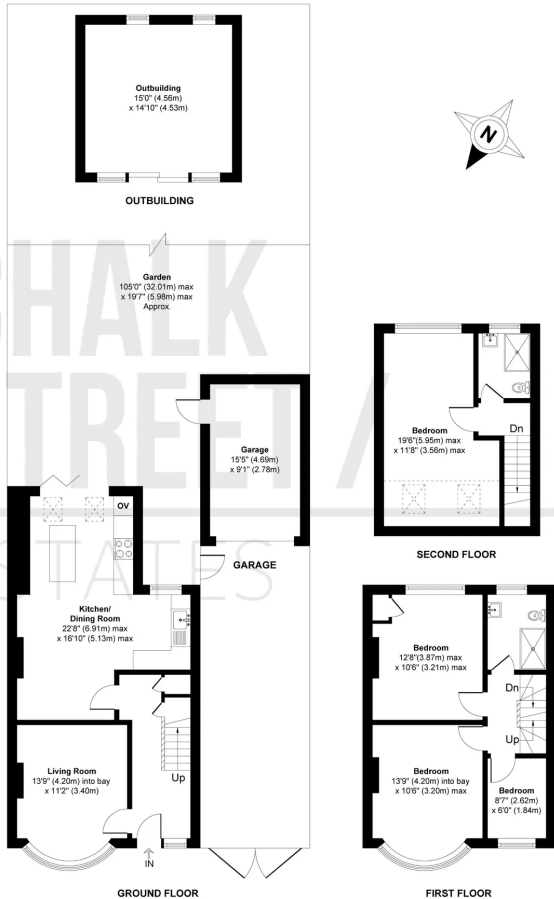
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Ground = 54.21 sq m / 584 sq ft
 First = 43.44 sq m / 468 sq ft
 Second = 27.18 sq m / 293 sq ft
 Outbuilding = 20.65 sq m / 222 sq ft
 Garage = 8.34 sq m / 90 sq ft
 Total = 153.82 sq m / 1657 sq ft
 For identification only - Not to Scale



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	76
England & Wales		EU Directive 2002/91/EC	

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