



Stafford Avenue, Hornchurch, RM11

Guide Price £475,000 - £500,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Offered with the added advantage of no onward chain and conveniently located just 0.5 miles from Gidea Park Elizabeth Line Station and 0.1 miles from Ardleigh Green Schools, is this beautifully presented, two bedroom extended terraced house.

Upon entering, you are greeted by a welcoming entrance with stairs rising to the first floor.

The generous living / dining room measures 21'9 x 12'4 and is filled with natural light from the attractive walk-in bay window. The dining area comfortably accommodates a family dining table and chairs and flows seamlessly into the stylish kitchen situated within the rear extension.

The stylish kitchen boasts ample workspace, numerous all and base units and room for all essential appliances. From here double patio doors open onto the rear garden.

Rounding off the ground floor footprint is the stunning family bathroom.

Heading upstairs, you will find two bright and well-proportioned bedrooms, with the largest having been extended to create an impressive room with a naturally divided layout, giving the feel of two separate areas within one versatile space. Completing the first floor is a modern family bathroom.

The second floor comprises a conversion, which is currently arranged as a bedroom.

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

The 58' rear garden provides a low-maintenance outdoor space, ideal for relaxation and enjoyment and enjoys an outbuilding at the back of the garden.

This home is ideally positioned to offer a convenient lifestyle, with excellent transport links and well-regarded local schools within easy reach. Viewing is highly recommended to appreciate all this 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 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.





- No Onward Chain
- Two Bedroom Terraced House
- Beautifully Presented Throughout
- Well Appointed Kitchen
- Loft Conversion
- Ground Floor Family Bathroom
- Off Street Parking
- 58' Rear Garden
- 0.5 Miles from Gidea Park Elizabeth Line Station
- 0.1 Miles From Ardleigh Green Schools

According to the vendor:

Heating: Gas Central Heating

Broadband: Connected, current provider understood to be Virgin

Mobile Coverage: Vendor advises mobile phone reception is good

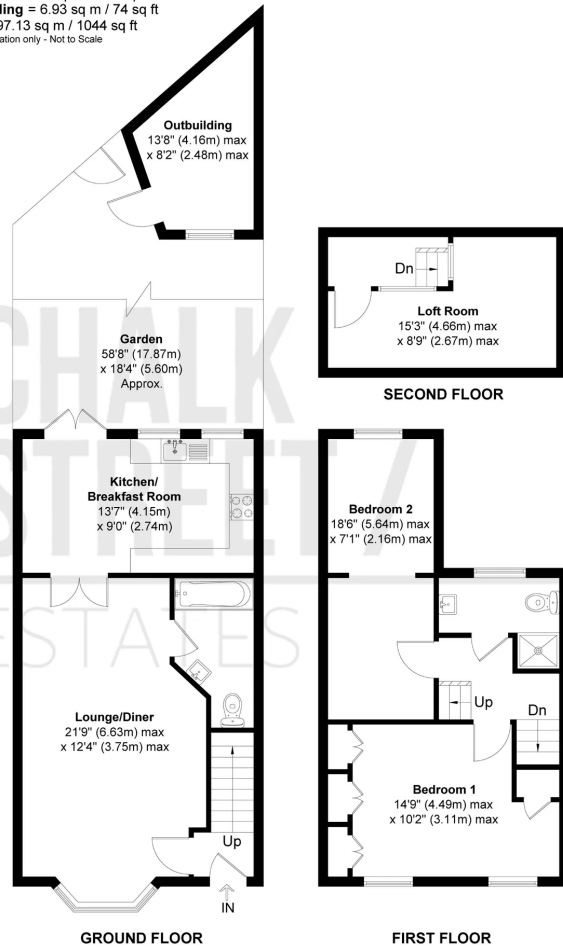
Sewerage: Connected to the main sewer network





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Ground = 42.90 sq m / 461 sq ft
 First = 35.00 sq m / 377 sq ft
 Second = 12.30 sq m / 132 sq ft
 Outbuilding = 6.93 sq m / 74 sq ft
 Total = 97.13 sq m / 1044 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			
(39-54) E		48	
(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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