



CHALK STREET /
ESTATES

Staverton Road, Hornchurch, RM11
Offers Over £550,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Ideally located just 0.3 miles from Emerson Park station, this extended three-bedroom semi-detached house offers well-proportioned accommodation throughout.

Boasting 954 sq ft of internal living space, this impressive property features a spacious lounge, an extended U-shaped kitchen / dining room, three sizeable bedrooms, and a large family bathroom.

Upon entering the home, you are greeted with a welcoming entrance hallway, complete with stairs rising to the first floor and convenient understairs storage.

The lounge, located at the front of the property, draws light from a bay window and enjoys neutral tones, centred around a feature fireplace. A pair of double doors open onto the dining room, which in turn flows seamlessly through to the modern fitted kitchen.

The kitchen / dining room is designed in a U-shape, creating a perfect space for modern family living whilst offering an element of private dining. Two sets of patio doors open onto the south-facing rear garden.

Upstairs, the property boasts two large double bedrooms, both of which benefit from fitted wardrobes, alongside a comfortable single bedroom.

The upstairs accommodation is rounded off with the family bathroom.

Externally, the property offers off-street parking to the front via a driveway and a shared driveway leading to a double side gate.

The south-facing rear garden, approximately 30' in length, is mostly laid to lawn and is almost totally un-overlooked, also featuring a useful garage.

Viewing is highly recommended to fully appreciate this wonderful family home.

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
- Semi-Detached House
- Extended To Rear
- Well Present Throughout
- Two Reception Areas
- Garage
- Off Street Parking
- Side Gate Access
- 30' South Facing Rear Garden
- 0.3 Miles from Emerson Park Station





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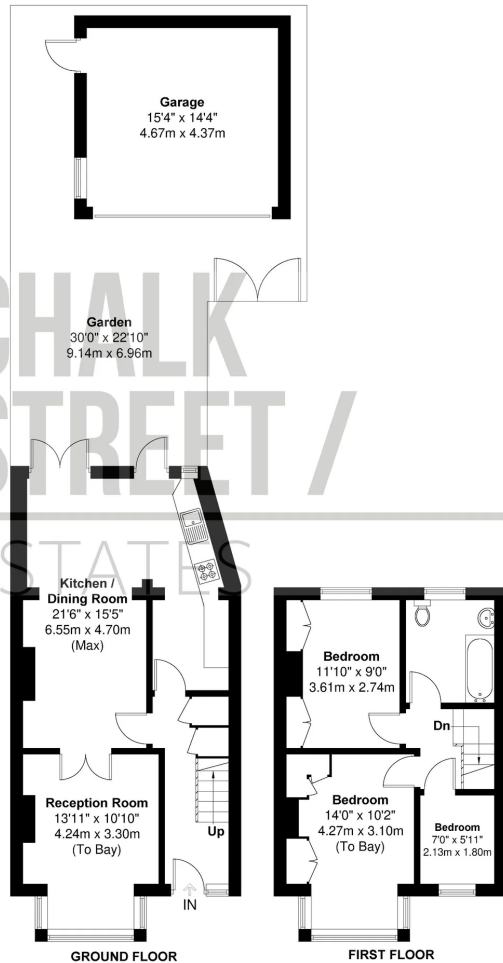
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Approximate Area = 88.7 sq m / 954 sq ft

Garage = 20.4 sq m / 219 sq ft

Total = 109.1 sq m / 1173 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 | | | 77 |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Chalk Street Estates - Sales

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