



CHALK STREET /

Suttons Lane, Hornchurch, RM12

£900,000

Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

Ideally situated just 0.1 miles from Hornchurch Underground Station and within walking distance of local schools, this charming five bedroom semi-detached house offers approximately 3,044 sq ft of internal living space. Arranged across four floors and boasting a wealth of character alongside modern finishes throughout, the property offers two generous reception areas, a contemporary fitted kitchen, separate utility room, versatile basement level, two bathrooms, a sizeable rear garden, large driveway and detached outbuilding.

Upon entering the property, you are greeted by an impressive entrance hallway, featuring herringbone flooring, high ceilings and a stained glass window to the stairwell. The hallway provides access to the principal ground floor accommodation, along with stairs rising to the first floor and descending to the basement.

Positioned at the front of the home is the living room, measuring 16'1 x 11'10. This bright and well-presented space enjoys a bay window, decorative corning and a feature fireplace, creating a welcoming formal reception room.

Located towards the rear of the home is the impressive family room/dining area, measuring 23'11 x 10'6. This superb open-plan space benefits from vaulted ceilings, skylights and bi-folding doors opening directly onto the rear garden, making it ideal for both family living and entertaining.

The kitchen measures 16'6 x 13'0 and has been fitted with a contemporary range of wall and base units, sleek worktops, integrated appliances and a central island/breakfast bar.

Situated off the kitchen is a useful utility room, offering further storage, appliance space and access to the garden.

A ground floor WC completes the ground floor layout.

The basement level provides three versatile rooms, measuring 15'7 x 11'11, 12'10 x 12'5 and 12'5 x 11'0. This level offers excellent flexibility and could lend itself well to use as a games room, home office, gym, cinema room or additional storage, depending on the needs of the purchaser.

To the first floor are four well-proportioned bedrooms and the family bathroom. The largest bedroom is positioned to the front of the home and measures 16'1 x 16'0, enjoying a large bay window to the front elevation. The family bathroom is fitted with a modern suite.

The loft has been converted to provide a superb master bedroom measuring 30'2 x 17'2, benefitting from skylights, built-in storage and access to a stunning en-suite shower room, creating an excellent principal suite or guest bedroom.

Externally, the property enjoys a generous frontage with a large driveway providing off-street parking for multiple vehicles, along with gated side access.





To the rear is an impressive garden, measuring approximately 75'6 in length, featuring a large lawn, patio area and mature borders. Positioned at the rear of the garden is a detached outbuilding, measuring approximately 21'4 x 10'10, offering excellent potential for use as a workshop, with an already installed inspection pit, or alternatively as a home office, gym, studio or garden room.

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

According to the vendor:

Heating: Gas heating
Broadband: Connected, supplier understood to be Virgin Media
Mobile coverage: Vendor advises mobile reception is generally very reliable, with no known signal issues
Sewerage: Mains drainage, with no private drainage system in use

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SUTTONS LN, HORNCHURCH



5 BEDROOM 2 BATHROOM 2 RECEPTION ROOM

BASEMENT 62.52 SQ.M
673 SQ.FT

GROUND FLOOR 96.50 SQ.M
1039 SQ.FT

FIRST FLOOR 76.83 SQ.M
827 SQ.FT

SECOND FLOOR 46.98 SQ.M
505 SQ.FT

TOTAL INTERNAL AREA
282.83 SQ.M / 3044 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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VISUALS BY LUXLENS.CO.UK



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			
		76	86

England & Wales EU Directive 2002/91/EC

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