



Walden Way, Hornchurch, RM11

£525,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Offered for sale with the added advantage of no onward chain, this well-presented two-bedroom semi-detached bungalow is ideally located within walking distance of Emerson Park Station and close to Gidea Park Elizabeth Line Station and local amenities, offering a blend of convenience and comfortable living.

Accessed via the entrance hallway, the home features two comfortable bedrooms positioned at the front of the property, providing flexible accommodation options.

The spacious reception room measures 14'9 x 11' and offers an inviting space with sliding patio doors which flood the room with natural light.

The open-plan kitchen / dining room at the rear of the home comprises numerous wall and base units, worktop space and room for essential appliances. From here, a door opens onto the rear garden.

Completing the internal accommodation is a well-appointed family bathroom.

Externally, the property benefits from a shared driveway leading to a single garage, providing convenient off-street parking. Side gate access leads to the rear garden.

The south-facing rear garden extends approximately 43' in length, offering a pleasant outdoor space perfect for warm summer evenings.

This charming bungalow presents a superb opportunity to acquire a well-located and well-presented 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.





- No Onward Chain
- Two Bedrooms
- Semi-Detached Bungalow
- Well Presented Throughout
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Shared Driveway To Garage
- Side Gate Access
- 43' South Facing Rear Garden
- Walking Distance To Emerson Park Station





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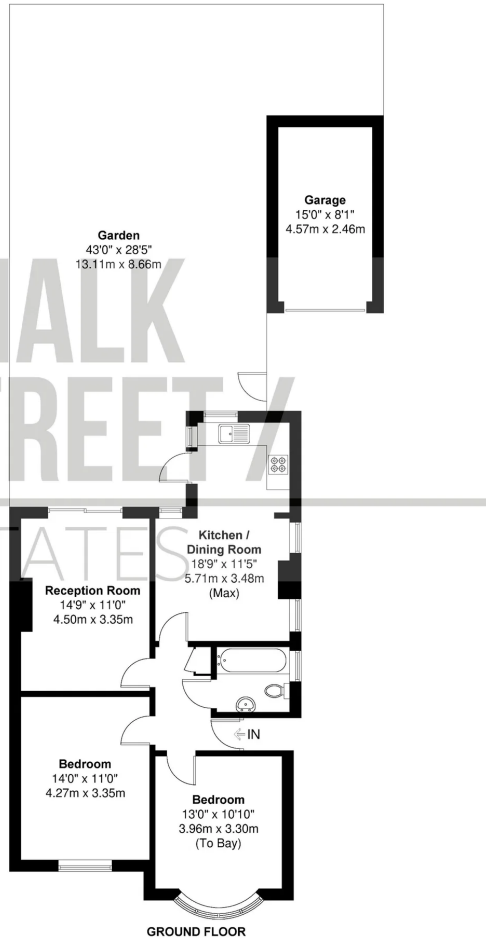
Walden Way, Hornchurch, RM11

Approximate Area = 69.3 sq m / 745 sq ft

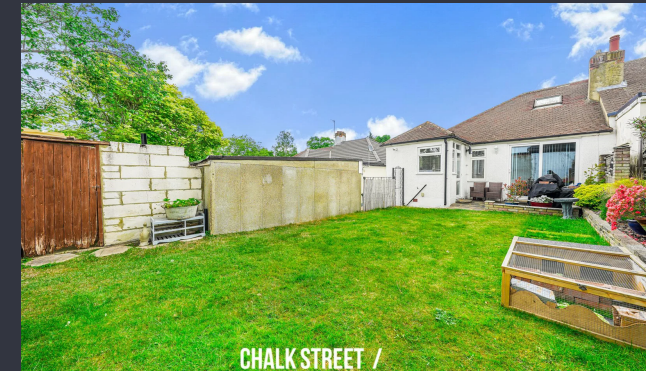
Garage Area = 11.2 sq m / 120 sq ft

Total = 80.5 sq m / 865 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			79
(55-68) D		66	
(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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