



Acacia Avenue, Hornchurch, RM12

Offers Over **£475,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Guide Price £475,000 - £500,000

Suitably located on a quiet residential turning, just 0.6 miles from Elm Park Station and within walking distance of Hornchurch Town Centre and High Street, is this well-presented three-bedroom terraced home offering versatile accommodation ideal for modern family living.

Upon entering the property, you are welcomed by an inviting entrance hallway with stairs rising to the first floor and access to the principal living accommodation.

The spacious lounge measures 22'8" x 11'8" and provides ample space for everyday family life and entertaining. A large window allows plenty of natural light to flood the room, creating a bright and welcoming atmosphere.

To the rear, the kitchen / dining room is fitted with a range of wall and base units, complemented by ample work surfaces along two sides and space for a variety of appliances, whilst a patio door provides direct access to the rear garden.

Heading upstairs, there are two generous double bedrooms, both offering excellent proportions, alongside a comfortable single bedroom. These rooms are served by a well-appointed family bathroom conveniently positioned off the landing.

The second floor comprises a conversion, which is currently arranged as a bedroom. This versatile space could also lend itself to a home office, playroom, or hobby room, offering excellent flexibility to suit a variety of individual needs.

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

The rear garden offers a low-maintenance setting for outdoor relaxation and entertaining. Complementing the outdoor space, a detached double garage provides exceptional parking and storage facilities, which is a highly desirable feature in this location.

Conveniently positioned within easy reach of local schools, parks, shops and transport links, this home is ideally placed for families and commuters alike.

Viewing is highly recommended to fully appreciate the space, versatility, and excellent amenities 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.





- Terraced House
- Three Bedrooms
- Well Presented Throughout
- Spacious Reception Room
- Well Appointed Family Bathroom
- Off Street Parking
- Double Detached Garage
- 0.6 Miles From Elm Park Station
- Close Proximity To Harrow Lodge Park
- Within Close Proximity To Reputable Schools

According to the vendor:

Heating: Gas boiler heating system

Broadband: Connected, currently supplied by Virgin Media Gig1 (Voll)

Mobile Coverage: Vendor advises mobile signal is good at the property

Sewerage: Connected to mains drainage, shared with six properties as part of a terrace





CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

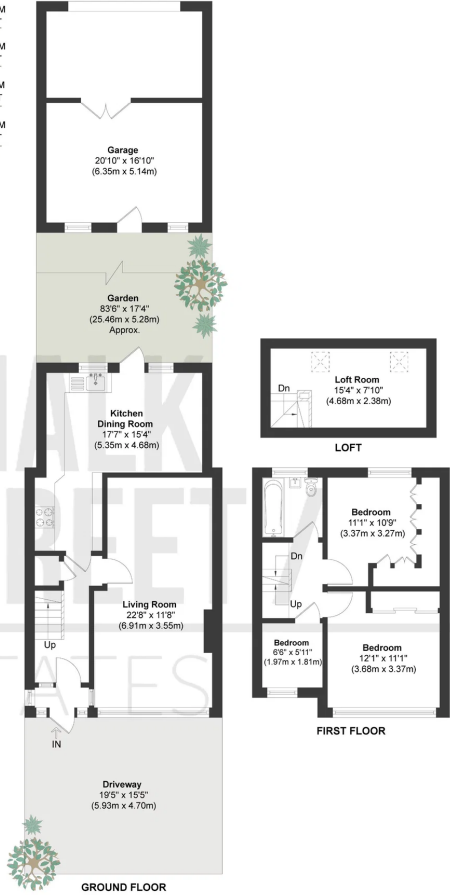
ACACIA AVE, HORNCHURCH



- 3 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM
- 1 GARAGE

GROUND FLOOR	49.24 SQ.M 530 SQ.FT
FIRST FLOOR	35.52 SQ.M 382 SQ.FT
LOFT	11.13 SQ.M 120 SQ.FT
GARAGE	32.63 SQ.M 351 SQ.FT

TOTAL INTERNAL AREA
128.52 SQ.M / 1383 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/