



CHALK STREET /

Acacia Avenue, Hornchurch, RM12

Offers Over **£475,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Guide Price £475,000 - £500,000

Suitably located just 0.6 miles from Elm Park Station and within walking distance of Hornchurch Town Centre is this well-presented three-bedroom terraced house.

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. A large window allows plenty of natural light to flood the room.

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

The first-floor accommodation comprises 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 loft conversion, currently arranged as a bedroom.

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

The rear garden is predominantly laid to lawn and extends to a detached double garage at the rear, providing useful storage space.

Viewing is highly recommended to fully appreciate all that 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.*





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- 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



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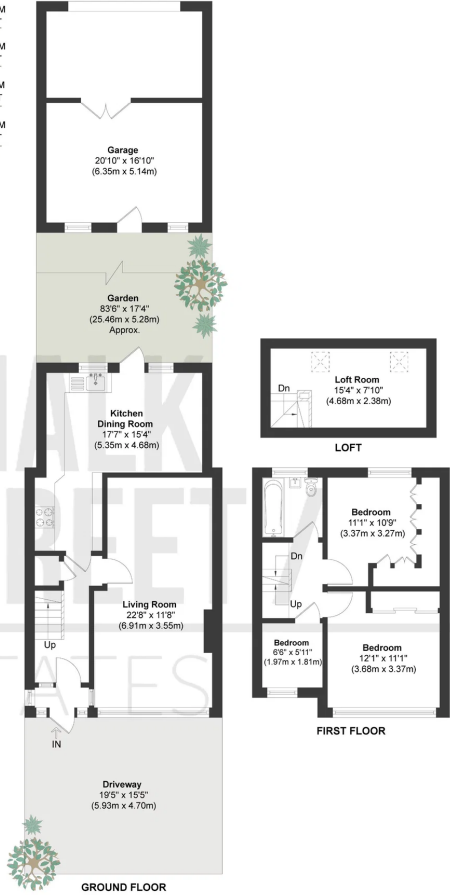
# ACACIA AVE, HORNCHURCH



- 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



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VISUALS BY  
LUXLENS.CO.UK



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

## Chalk Street Estates - Sales

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