

Albany Road, Hornchurch, RM12

Offers Over £450,000

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

Guide Price £475,000 - £500,000

Situated within close proximity to Elm Park and Romford Elizabeth Line Station, and within walking distance of the highly regarded Harrow Lodge Primary School and Hornchurch High School, is this spacious three-bedroom semi-detached house.

Please note, the property is of non-standard construction, being a BISF build. BISF homes were commonly built after the Second World War using a steel-frame construction system, rather than traditional brick-and-block methods. Buyers are advised to make their own enquiries with their mortgage lender and surveyor to ensure the construction type is suitable for their requirements.

Upon entering the property via the enclosed porch, you are welcomed into a bright and spacious reception room measuring 21'0" x 12'4", providing an excellent living space. The staircase to the first floor is conveniently located here.

To the rear of the home, the kitchen/ dining room features a range of wall and base units, ample work surfaces and space for essential appliances. A useful pantry is accessed from the kitchen and provides additional storage as well as access to the rear garden. A ground-floor WC is also conveniently located nearby.

Leading directly from the dining area is the family room, which enjoys double doors opening onto the rear garden, allowing for plenty of natural light and creating an ideal additional living space.

Completing the ground floor is a separate utility room, providing practical laundry facilities and further storage.

To the first floor, there are three well-proportioned bedrooms. All bedrooms are served by a spacious family bathroom.

Externally, the property benefits from ample off-street parking to the front via a driveway, together with side access leading to the rear garden.

A substantial detached garage, measuring 22'7" x 9'5", provides excellent storage.

The impressive rear garden measures approximately 60' x 40' and commences with a large patio area. The remainder is predominantly laid to lawn and attractively framed by mature shrubs and planting.

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









- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Ground Floor W/C
- Separate Utility Room and Pantry Room
- Detached Garage
- Off Street Parking
- 0.6 Miles From Elm Park Station
- Close Proximity To Good Local Schools & Amenities

According to the vendor:
Heating: Gas central heating
Sewerage: Connected to mains sewer network
Broadband: Available, current provider is Virgin
Mobile coverage: Reliable and good





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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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ALBANY ROAD

HORNCHURCH, RM12

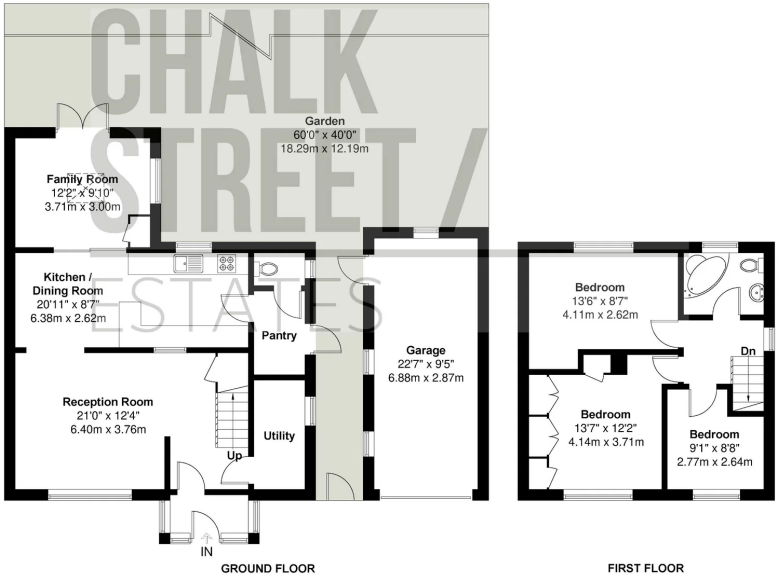
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3 BEDROOM | 1 BATHROOM | 1 RECEPTION ROOM

GROUND FLOOR	65.9 SQ M 709 SQ FT
FIRST FLOOR	41.9 SQ M 451 SQ FT
GARGAE	19.6 SQ M 210 SQ FT

TOTAL INTERNAL AREA
127.4 SQ M / 1370 SQ FT

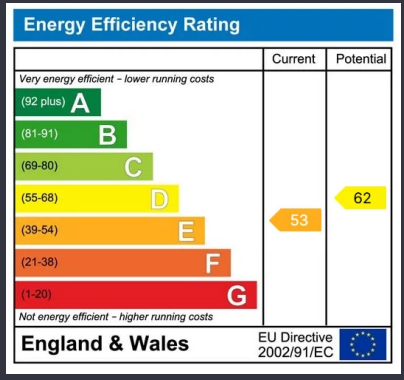
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