



CHALK STREET /

Central Drive, Hornchurch, RM12

Offers Over **£525,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, this charming two-bedroom semi-detached bungalow is superbly situated just 0.2 miles from Hornchurch Station and within comfortable walking distance to Hornchurch Town Centre, offering an exceptional blend of connectivity and local amenities.

Accessed via a welcoming entrance, the property comprises two well-proportioned bedrooms, providing flexible accommodation options.

The heart of the home features a spacious living / dining room, offering an inviting environment for both relaxation and entertaining.

The modern kitchen is well-appointed with a range of wall and base units, generous worktop space on three sides, and an integrated oven.

Completing the internal accommodation is a stylishly appointed bathroom.

Externally, the property benefits from convenient off-street parking via the driveway.

The rear garden extends to approximately 53' in length, providing a pleasant outdoor space and further enhanced by a valuable outbuilding, perfect for storage or other practical uses.

Viewing is highly recommended to see all that this property has to offer.

According to the vendor:

Heating: Combination boiler with newly installed radiators.

Broadband: Broadband available, supplier unknown as the property is currently vacant.

Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues.

Sewerage: Mains drainage understood, with no private drainage system advised.

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
- Spacious Living / Dining Room
- Modern Kitchen
- Stylish Bathroom
- Off Street Parking
- 53' Rear Garden With Outbuilding
- 0.2 Miles To Hornchurch Station
- Walking Distance To Hornchurch Town Centre





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ESTATES



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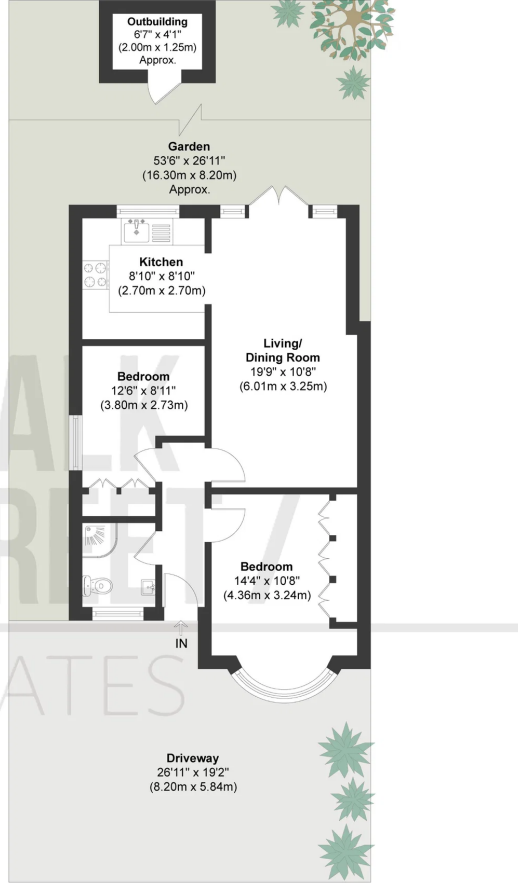
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CENTRAL DR, HORNCHURCH



- 2 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM

TOTAL INTERNAL AREA
58.47 SQ.M / 629 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



GROUND FLOOR

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, LEVELS, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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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