



Kent Drive, Hornchurch, RM12

Offers Over **£650,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located just 0.3 miles from Hornchurch Station and only 0.5 miles from Ofsted 'Outstanding' rated Scotts Primary School is this beautifully presented three-bedroom semi-detached bungalow, benefiting from a 70' rear garden, off-street parking, and a 15'3 x 7'4 garage.

The home has been tastefully maintained throughout and offers a bright, spacious layout ideally suited to buyers looking for single-storey living without compromising on space.

Upon entering the property, you are welcomed via a central hallway which provides access to three bedrooms, the family bathroom, and the impressive rear living space.

There are three well-proportioned bedrooms, two of which benefit from attractive bay windows to the front elevation. The principal bedroom measures 16'11 x 10'11, while the second bedroom measures 13'7 x 11'7. The third bedroom, positioned towards the rear, measures 9'6 x 8'8.

To the rear of the home is a superb open-plan reception / dining room measuring 25'9 x 24'0, incorporating a modern fitted kitchen. This fantastic space enjoys excellent natural light via two roof lanterns and doors opening directly onto the rear garden. The kitchen itself is fitted with a range of sleek wall and base units, integrated appliances, and work surfaces to three sides, while the living area also features a wood-burning stove.

Rounding of the internal layout, the family bathroom has been finished to a high standard and comprises a panelled bath, separate walk-in shower, W/C, and wash hand basin, complemented by modern tiling.

Externally, the property enjoys a paved frontage providing off-street parking, together with access to the garage measuring 15'3 x 7'4 with access to the rear garden.

The rear garden measures approximately 70' in length and commences with a generous patio area, ideal for outdoor seating and entertaining. The remainder is mainly laid to lawn with established borders, further patio space, and a useful garden shed to the rear.

Viewing is highly recommended to fully appreciate this wonderful 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.





- Three Bedrooms
- Semi-Detached Bungalow
- Beautifully Presented Throughout
- Open-Plan Kitchen / Dining Room
- Modern Family Bathroom
- 15'3 x 7'4 Garage
- Off Street Parking
- 70' Rear Garden With Garden Shed
- 0.3 Miles From Hornchurch Station
- 0.5 Miles From Ofsted 'Outstanding' Rated Scotts Primary School

According to the vendor:

Heating: Gas Central Heating

Broadband: Connected, current provider understood to be BT

Mobile Coverage: Vendor advises mobile reception is reliable

Sewerage: Connected to the mains sewage network







KENT DRIVE

HORNCHURCH, RM12



3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

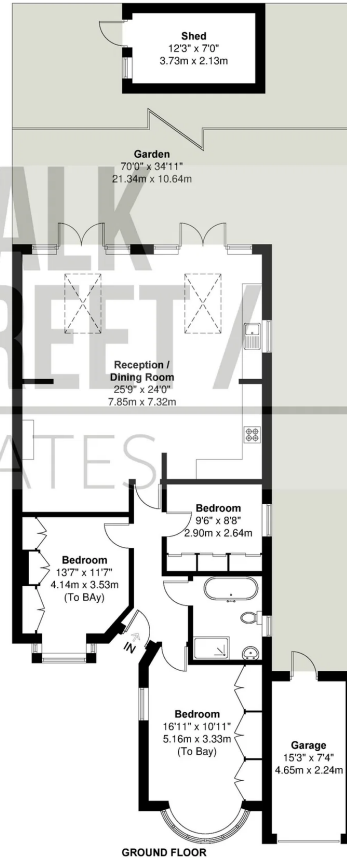
GROUND FLOOR 104.1 SQ M 1129 SQ FT

SHED 8.1 SQ M 87 SQ FT

GARAGE 10.4 SQ M 111 SQ FT

TOTAL INTERNAL AREA 122.6 SQ M / 1319 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(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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