



Link Way, Hornchurch, RM11

Offers Over **£675,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Located just 0.3 miles from Emerson Park Railway Station and a short stroll from Hornchurch Town Centre, this beautifully presented four-bedroom end of terrace house offers spacious and versatile family living.

Upon entering the property through the porch, you are welcomed by a bright and inviting entrance hall with stairs rising to the first floor.

The generously proportioned living room features a large bay window to the front, flooding the space with natural light and finished in tasteful neutral décor. Double doors open seamlessly into the dining room, creating an excellent flow for both everyday living and entertaining. The dining area continues through to a modern fitted kitchen, which offers numerous wall and base units, ample worktop space and a breakfast bar. The kitchen also provides direct access to the rear garden.

Located off the kitchen is a separate utility room, which leads through to additional storage, enhancing the practicality of the ground floor layout.

Completing the downstairs accommodation is a convenient shower room.

Heading upstairs, the property offers four well-proportioned bedrooms. Bedroom one is a spacious double featuring an attractive bay window to the front elevation. Bedroom two is another good-sized double, while bedroom three overlooks the rear garden and benefits from a range of fitted wardrobes. Bedroom four is a well-sized single room positioned to the front, ideal as a child's bedroom, home office, or study.

The accommodation is served by a stunning four-piece family bathroom, finished to a high standard.

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

The impressive approximately 80ft rear garden begins with a stone patio area, leading down to a low-maintenance artificial lawn, creating an ideal outdoor space. At the foot of the garden sits a substantial outbuilding with lighting and wall heaters, currently arranged as a bar, offering excellent versatility as a leisure space, home office or studio.

Early viewing is highly recommended to fully appreciate the space, versatility, and quality this exceptional family home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obliged 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.





- End Of Terrace House
- Presented To A High Standard Throughout
- Four Bedrooms
- Ground Floor Shower Room
- Seperate Utility Room
- Well Appointed Family Bathroom
- Off Street Parking
- Generous Rear Garden
- 0.3 Miles From Emerson Park Station
- Short Stroll To Hornchurch Town Centre

According to the vendor:

Heating: Gas Central Heating
Broadband: Connected, supplier understood to be Virgin
Mobile Coverage: Vendor advises there are no known signal issues
Sewerage: Mains drainage understood, with no private drainage system advised







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LINK WAY

HORNCHURCH, ENGLAND, RM11



4 BEDROOM 2 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 71.9 SQ M / 767 SQ FT
 FIRST FLOOR 61.9 SQ M / 666 SQ FT
 OUTBUILDING 30.7 SQ M / 330 SQ FT

TOTAL INTERNAL AREA
 163.9 SQ M / 1763 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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