



CHALK STREET /

**Somerset Gardens, Hornchurch, RM11
Offers over £425,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Positioned within walking distance of both Upminster Bridge Underground Station and Upminster Station, and within close proximity to good local schools, this well-presented three-bedroom terraced house offers bright and practical living accommodation.

Upon entering the property, you are welcomed into a hallway with stairs rising to the first floor. Positioned to the front, the living room, measuring 20'9 x 10', is a generous and comfortable space, enhanced by a large bay window allowing plenty of natural light to flood the room, alongside a feature fireplace creating a focal point.

The living room flows into the kitchen, which is fitted with a range of wall and base units with laminate work surfaces, incorporating a gas hob and electric fan oven. There is ample space for additional appliances, with a useful hot water tap also installed. The kitchen in turn opens into the conservatory, which provides an excellent additional reception space, currently utilised as both a sitting and dining area, with fitted blinds to remain.

Completing the ground floor accommodation is the modern family shower room, finished with contemporary tiling, a walk-in shower and a vanity unit.

Heading upstairs, the property offers three bedrooms. The principal bedroom is a well-proportioned double benefiting from fitted wardrobes, with the remaining rooms suitable for differing requirements.

Externally, the rear garden is a key feature of the home, measuring approximately 74'. Commencing with a patio area, the garden extends to a neatly maintained lawn, with a landscaped section incorporating a pond and established planting. To the rear, there is a hardstanding area providing off-street parking.

Further enhancing the outdoor space are two outbuildings; a summer house and an additional shed, both benefiting from power, offering excellent versatility for storage or hobbies.

To the front, the property is set back behind a low-maintenance garden.

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

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





- Three Bedrooms
- Terraced House
- Well Presented Throughout
- Two Reception Rooms
- Ground Floor Bathroom
- 74' Rear Garden
- Two Outbuildings
- Parking To Rear
- Close Proximity To Good Local Schools
- 0.6 Miles From Upminster Station



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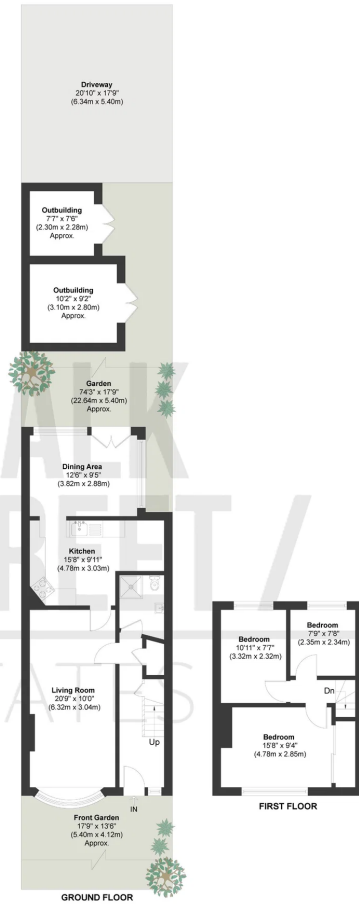
SOMERSET GARDENS,
HORNCHURCH



3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 56.59 SQ.M
609 SQ.FT
FIRST FLOOR 31.05 SQ.M
334 SQ.FT

TOTAL INTERNAL AREA
87.64 SQ.M / 943 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



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, LAYOUTS, 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		79
(55-68)	D	68	
(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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