



CHALK STREET /

St. Andrews Avenue, Hornchurch, RM12

Offers Over **£450,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Situated in a popular residential area, just 0.3 miles from Elm Park Station and conveniently located for local amenities, is this well-presented three-bedroom terraced house, offering spacious accommodation throughout.

Upon entering, you are welcomed into a hallway, with stairs rising to the first floor and doors leading to the front reception room, the spacious reception/dining room and the kitchen.

The reception / dining room measures 22'7" x 10'6" and offers ample space for both comfortable living and dining arrangements. The separate front reception room provides an additional versatile living area, ideal as a lounge, playroom, study or family room.

The fitted kitchen boasts a range of wall and base units, ample worktop space, laminate work surfaces, and provisions for essential appliances.

To the first floor, there are three well-proportioned bedrooms, providing comfortable accommodation. The family bathroom comprises a panelled bath, wash hand basin, and W/C.

Externally, the property benefits from off-street parking to the front via a driveway for up to two cars. To the rear, the home enjoys a well-maintained garden extending approximately 39 feet, which includes a useful outbuilding. The outbuilding benefits from an electrical connection and is currently mainly used for storage.

With its desirable location, spacious living areas, garden, outbuilding and convenient transport links, this property is an ideal family home.

#### **Material Information / Seller's Notes**

The property benefits from gas central heating and is connected to the mains sewer. Broadband is available, with BT, Sky Fibre and Virgin understood to be available at the property. The seller has advised that mobile coverage is reliable, with a strong 5G signal. The loft is insulated, and the garden outbuilding has an electrical connection and is mainly used for storage.

*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.*



**CHALK STREET /**  
ESTATES



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- Three Bedrooms
- Terraced House
- Spacious Reception Room
- 22' Through Lounge
- Family Bathroom
- Off Street Parking
- 39' Rear Garden With Outbuilding
- 0.3 Miles From Elm Park Station





ANDREWS AVENUE,  
HORNCHURCH, RM12

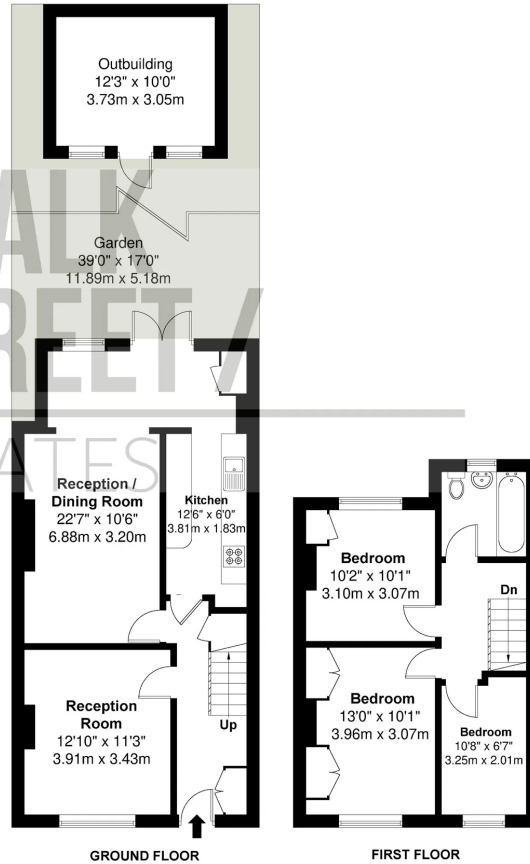


- 3 BEDROOM
- 1 BATHROOM
- 2 RECEPTION ROOM

GROUND FLOOR	56.4 SQ M 607 SQ FT
FIRST FLOOR	39.2 SQ M 421 SQ FT
OUTBUILDING	11.4 SQ M 122 SQ FT

TOTAL INTERNAL AREA  
107 SQ M / 1150 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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