



Surrey Drive, Hornchurch, RM11

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered with no onward chain, this three-bedroom semi-detached house is ideally located just 0.2 miles from the Ofsted 'Outstanding' rated Nelmes Primary School and within close proximity to local shops, transport links, and amenities. This home presents an ideal opportunity for a first-time buyer looking to create their own unique stamp on a property.

Upon entering, you are greeted by a welcoming entrance hall. The spacious through lounge provides an excellent area for both relaxation and entertaining, with ample space for living and dining areas.

The kitchen is conveniently positioned to the rear of the property and offers a range of fitted units, laminate work surfaces, space for appliances and direct access to the garden.

Upstairs, the property comprises three well-proportioned bedrooms, all served by a family bathroom. The bathroom benefits from a walk-in shower, installed approximately three years ago.

The property further benefits from a very large double gable-ended loft, which is partially boarded and offers useful storage space with potential for future conversion, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from a shared driveway leading to a detached large garage, providing useful storage and parking. The garage is connected to electricity, and the roof was replaced approximately four years ago with a black corrugated PVC roof.

Side gate access leads to the impressive 72' rear garden, offering a generous outdoor space for a variety of uses.

The garden also features a large brick/ block-built outbuilding with a pitched and felted roof, which is connected to electricity. This provides additional storage or potential for alternative uses, subject to the necessary consents.

This home offers a fantastic opportunity for those seeking a property in a desirable location with excellent potential.

According to the vendor:

Heating: Gas boiler central heating, regularly serviced

Broadband: Virgin Media fibre optic line installed, with Virgin hub and landline still in situ; current contract cancelled

Mobile Coverage: Mobile coverage is generally fine, with no known signal issues

Sewerage: Water and waste remain connected

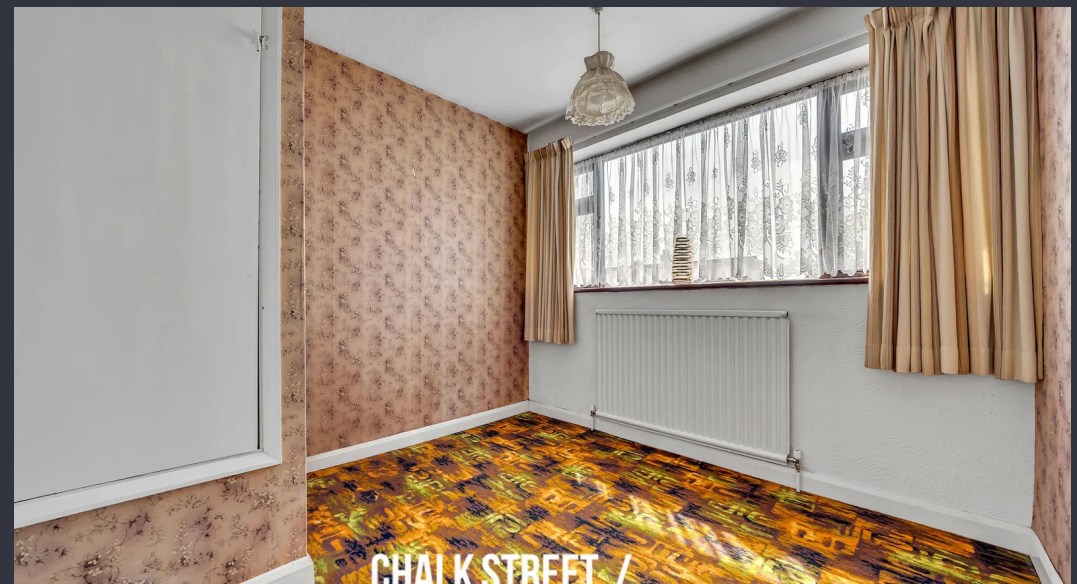
The property also benefits from a fully operational alarm system.





- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- Spacious Through Lounge
- Side Gate Access
- Shared Driveway To Garage
- Large Outbuilding
- 72' Rear Garden
- 0.2 Miles From Ofsted 'Outstanding' Rated Nemes Primary School
- Within Close Proximity To Local Shops, Transport Links and Amenities









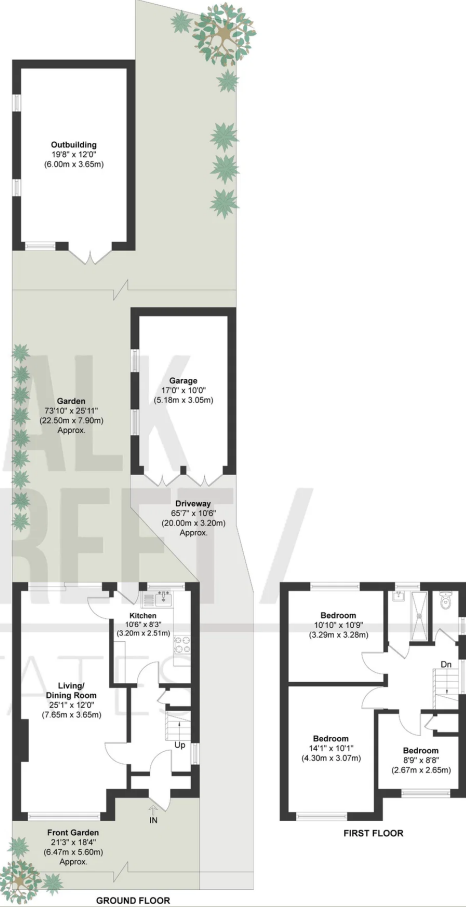
SURREY DR, HORNCHURCH



- 3 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM
- 1 GARAGE

GROUND FLOOR	41.50 SQ.M 447 SQ.FT
FIRST FLOOR	41.50 SQ.M 447 SQ.FT
OUTBUILDING	21.50 SQ.M 236 SQ.FT
GARAGE	15.79 SQ.M 170 SQ.FT

TOTAL INTERNAL AREA
120.69 SQ.M / 1300 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		
(55-68)	D	66	80
(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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