



CHALK STREET /
ESTATES

Suttons Lane, Hornchurch, RM12

Offers Over **£500,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Set within a convenient Hornchurch location, just 0.2 miles from Hornchurch Station and 0.5 miles from Ofsted 'Outstanding' Scotts Primary School, this well-presented three-bedroom semi-detached house offers generous living accommodation, off-street parking, a 50' south-facing rear garden and a garage to rear with rear access.

The home commences with a welcoming entrance hall, with stairs rising to the first floor and handy understairs storage.

The front reception room is bright and neatly presented, with a bay window to the front elevation and a chimney breast creating a natural focal point.

To the rear, the reception room opens into the dining area, creating a spacious through-living arrangement ideal for family living and entertaining. The dining area enjoys direct views and access to the garden, while the kitchen sits adjacent and is connected via a serving hatch, offering a practical and sociable link between the two spaces. The kitchen comprises white gloss units, contrasting wooden work surfaces, tiled splashbacks, integrated oven, gas hob and extractor.

Heading upstairs, there are three bedrooms. Bedroom one measures 14'9" x 11'2" to bay, bedroom two measures 12'0" x 11'2", while bedroom three measures 6'9" x 5'11".

Rounding off the internal layout is the gorgeous family bathroom.

Externally, the property offers a driveway providing off-street parking. To the rear is a fantastic south-facing garden measuring 50'0" x 21'2", with a decked seating area and artificial lawn. At the foot of the garden sits a rear-access garage measuring 18'11" x 8'3", complete with electricity and water supply

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.

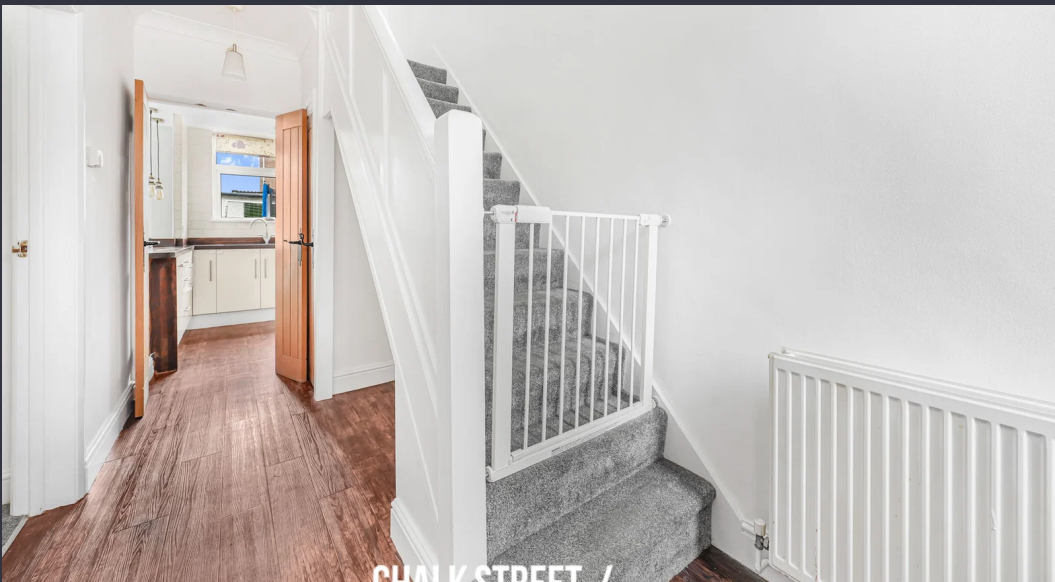
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Reception Room
- Dining Room
- Off Street Parking
- 50' South Facing Rear Garden
- Garage To Rear With Rear Access
- 0.2 Miles from Hornchurch Station
- 0.5 Miles from Ofsted 'Outstanding' Scotts Primary School





CUNIK STREET /



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SUTTONS LANE

HORNCHURCH, RM12

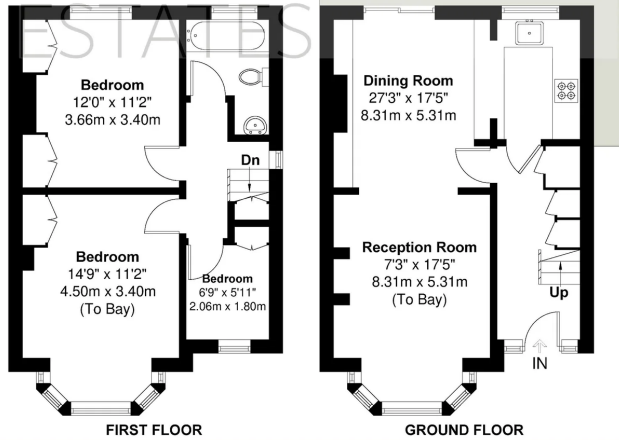


3 BEDROOM 2 BATHROOM 2 RECEPTION ROOM

GROUND FLOOR 40.5 SQ M / 435 SQ FT
 FIRST FLOOR 40.5 SQ M / 435 SQ FT
 GARAGE 14.4 SQ M / 155 SQ FT

TOTAL INTERNAL AREA
 96.4 SQ M / 1025 SQ FT
 FOR IDENTIFICATION ONLY - NOT TO SCALE

CHALK STREET /



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		
(69-80) C		80
(55-68) D	65	
(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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