



CHALK
PROPERTY

Alma Avenue, Hornchurch, RM12

Offers Over **£590,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Ideally situated just 0.3 miles from Hornchurch Station and within walking distance of Hornchurch Town Centre is this four-bedroom semi-detached bungalow, boasting a spacious reception room, a modern kitchen, two bathrooms, and off-street parking. Offering a generous floor area of 1335 sq ft, this home presents a fantastic opportunity.

Upon entering the property, you are greeted with a welcoming entrance hallway.

The home features four well-proportioned bedrooms. Bedrooms one and two (measuring 13'10 x 10'11 max and 12'4 x 10'10 respectively) are positioned towards the front of the home, while bedroom three (11'5 x 10'11) is further down the hallway. All three of these bedrooms are nicely presented and benefit from fitted wardrobes or storage. Bedroom four (13'6 x 6'8) is situated off the office area.

A family bathroom is conveniently located off the hallway.

At the heart of the home is the spacious reception room, measuring an impressive 28'11 x 13'5 max. This area is nicely presented with neutral tones, wooden flooring, and a central fireplace, offering ample space for a large dining table and chairs. French patio doors open onto the rear garden, bathing the room in natural light.

Accessed from the reception room is the large, modern kitchen, measuring 13'9 x 9'11. It comprises numerous wall and base units, ample worktops to three sides, and space for essential appliances. Double patio doors provide external access to the garden.

The separate utility room (15'10 x 10'4) is located off the kitchen and also boasts access to the front of the home, providing an ideal space for storage.

Situated off the reception room to the left, you'll find a handy office area (7'1 x 6'3), which then leads to the fourth bedroom.

Rounding off the internal layout is a second shower room, also accessed off the reception room, providing additional convenience.

Externally, the front of the property benefits from its own paved driveway, offering off-street parking for 2/3 cars.

The rear garden measures approximately 46'1 x 30'3, commencing with a patio area suitable for outdoor seating, with the remainder predominantly laid to lawn.

Viewing is highly recommended to fully appreciate all this versatile home has to offer.

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.





- Four Bedrooms
- Semi-Detached Bungalow
- Spacious Reception Room
- Modern Kitchen
- Separate Utility Room
- Two Bathrooms
- Off Street Parking
- 46'1 Rear Garden
- 0.3 Miles From Hornchurch Station
- Walking Distance To Hornchurch Town Centre

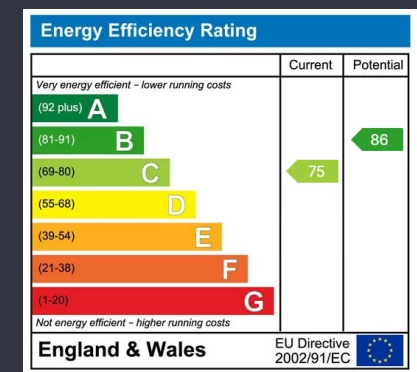
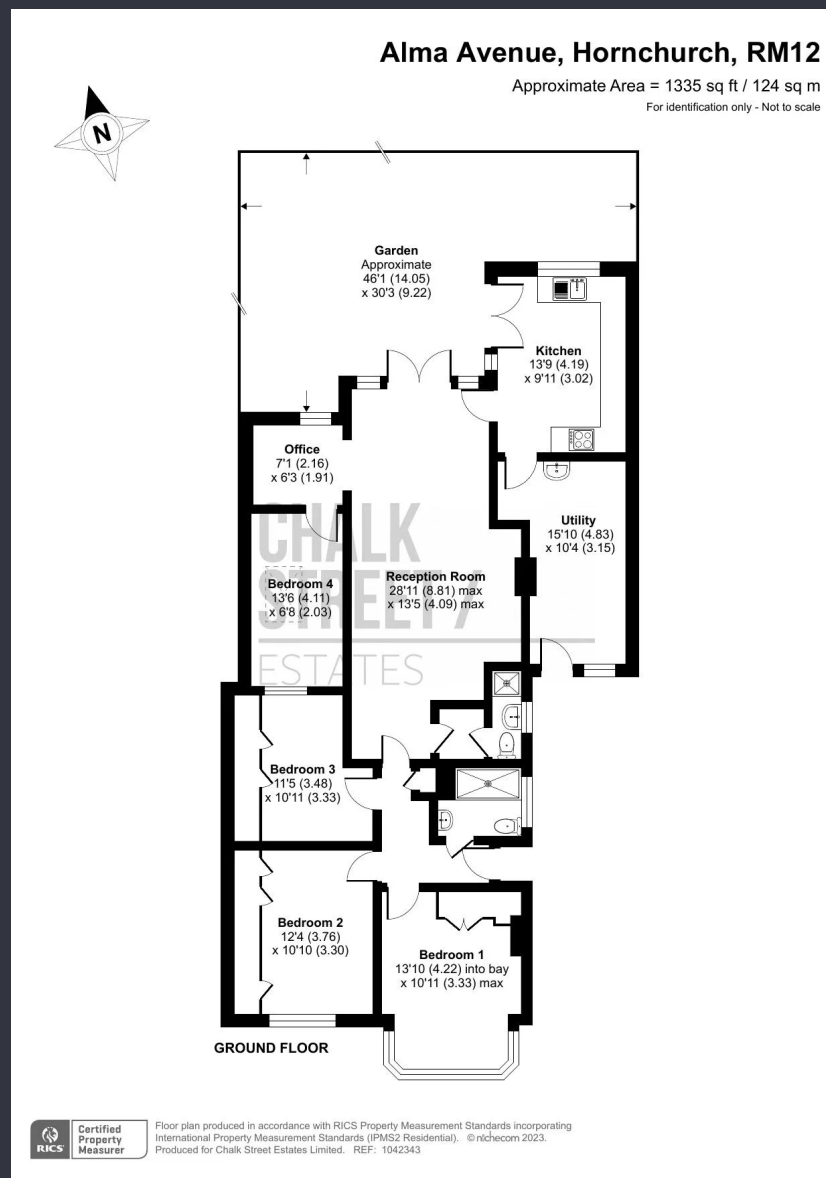
According to the vendor:

Heating: Gas Central Heating
 Broadband: Broadband available, supplier understood to be EE
 Mobile Coverage: Good connection with no known issues
 Sewerage: Mains drainage understood, with no private drainage system advised









Chalk Street Estates - Sales

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