



Benets Road, Hornchurch, RM11

Offers Over £450,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Positioned within walking distance of both Upminster Bridge Underground Station and Upminster Station, and enjoying close proximity to good local schools, is this three-bedroom terraced house, perfect for a growing family.

Upon entering the home, you are greeted by a welcoming hallway with stairs rising to the first floor.

Drawing plenty of natural light from a large window to the front elevation, the spacious reception room measures 13'0 x 10'4. This room is nicely decorated in neutral tones and enjoys a decorative fireplace, creating a warm and inviting atmosphere.

The separate dining room overlooks the rear and benefits from sliding doors providing direct access outside.

Spanning the left side of the home, there is the kitchen, which benefits from ample wall and base units, worktops to two sides, and space for essential appliances including a fridge, oven, and dishwasher. There is also a single door leading out onto the garden.

Completing the ground floor accommodation is a convenient family bathroom.

Heading upstairs, there are two sizable double bedrooms, with the second currently arranged as a dressing room, along with a further single bedroom that is currently used as a home office but could easily be adapted to suit a variety of needs.

Rounding off the internal accommodation is a family bathroom.

Externally, there is off-street parking to the front via the driveway.

To the rear, the garden commences with a patio area, with the remainder predominantly laid to lawn. At the base of the garden, there is a garage measuring 16'9 x 9'0, providing additional separate storage and benefiting from power. There is also a service road providing access to the rear of the property and the garage.

Viewing is highly recommended to fully appreciate all that this wonderful family home has to offer, combining excellent schooling, spacious living, and superb outdoor potential.

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
- Terraced House
- Well Presented Throughout
- Generous Reception Room
- Downstairs W/C
- 70' Rear Garden
- Off Street Parking
- Detached Garage To The Rear
- Close Proximity To Hornchurch Town Centre
- 0.6 Miles From Upminster Station

According to the vendor:

Heating: Gas Central
 Broadband: Connected, supplier understood EE
 Mobile Coverage: Vendor advises there are no known signal issues
 Sewerage: Mains drainage understood, with no private drainage system advised







BENETS ROAD

HORNCHURCH, RM11



3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 39.6 SQ M 426 SQ FT

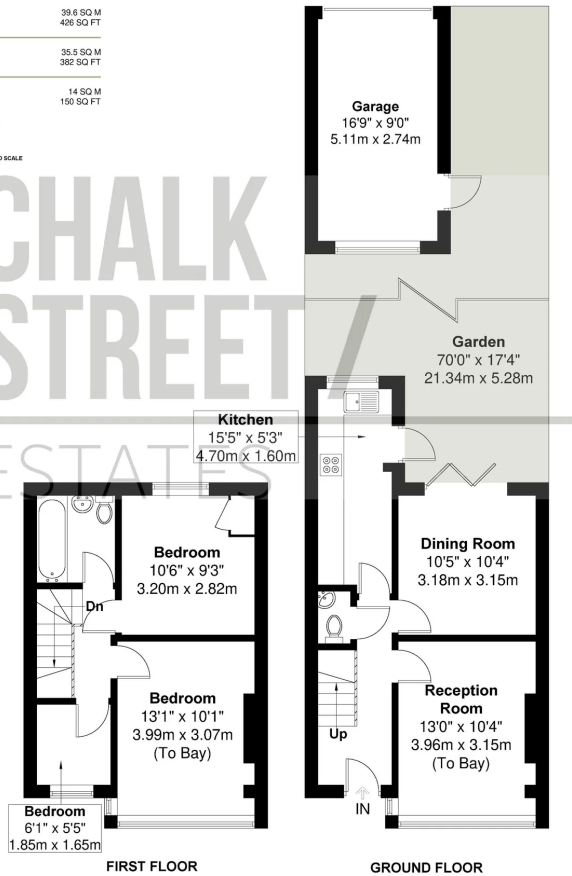
FIRST FLOOR 35.5 SQ M 382 SQ FT

GARAGE 14 SQ M 150 SQ FT

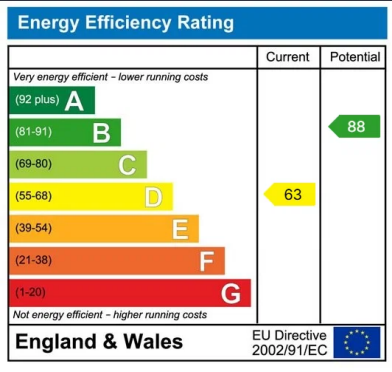
TOTAL INTERNAL AREA 89.1 SQ M / 958 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE

CHALK STREET / ESTATES



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.



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