



Fairlop Close, Hornchurch, RM12
Offers Over £475,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of a complete onward chain and nestled in a convenient location within a residential walkway in Fairlop Close, Hornchurch, this beautifully presented three-bedroom end-of-terrace house is situated just 0.8 miles from Elm Park Station and 0.6 miles from the Ofsted 'Outstanding' Scotts Primary School, offering both comfort and accessibility.

Upon entering, you are welcomed by an inviting entrance porch which leads through to a bright hallway, with stairs rising to the first floor.

Positioned to the front of the home, the lounge measures 16' x 11' and enjoys an abundance of natural light from the large bay window. Tastefully decorated throughout, this generous reception room provides a comfortable and elegant space in which to relax.

To the rear, the property has been thoughtfully extended to create a modern kitchen fitted with contemporary units, ample storage, generous worktop space, and an island peninsula with ample storage. The kitchen flows seamlessly into the snug, a superb additional living area which forms the heart of the home and provides the perfect setting for modern family life, entertaining, or everyday relaxation. This spacious kitchen/diner arrangement offers excellent versatility.

Completing the ground floor accommodation is a convenient W/C, adding further practicality to the layout.

To the first floor, there are three well-proportioned bedrooms, each offering comfortable accommodation, together with a family bathroom serving the first floor.

The property has also been upgraded throughout, with all updated plumbing, wiring, and double glazing installed in early 2021. Cat5 cabling has been installed across the house, providing excellent wired connectivity for modern home working, streaming, gaming, and everyday use.

Externally, the home benefits from a 33' rear garden, ideal for outdoor dining, relaxation, and family enjoyment. The garden also offers side gate access and a purpose-built outbuilding, currently arranged as a gym, providing excellent versatility for those working from home, exercising, or requiring additional usable space.

Further benefits include a garage-en-bloc measuring 16'2 x 8'4, while parking is available on street on a first-come, first-served basis.

Offering approximately 1,070 sq ft of well-presented living space, this charming end-of-terrace home is ready to move straight into and would make an ideal purchase for those seeking a stylish property in a desirable and well-connected location.





- Three Bedrooms
- End of Terrace House
- Well Presented Throughout
- Two Reception Rooms
- Spacious Kitchen / Diner
- Ground Floor W/C
- 33' Rear Garden
- Garage En-Bloc
- 0.6 Miles From Ofsted 'Outstanding' Scotts Primary School
- 0.8 Miles From Elm Park Station
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According to the vendor:

Heating: Gas central heater with conventional boiler and unvented hot water cylinder

Broadband: Community Fiber

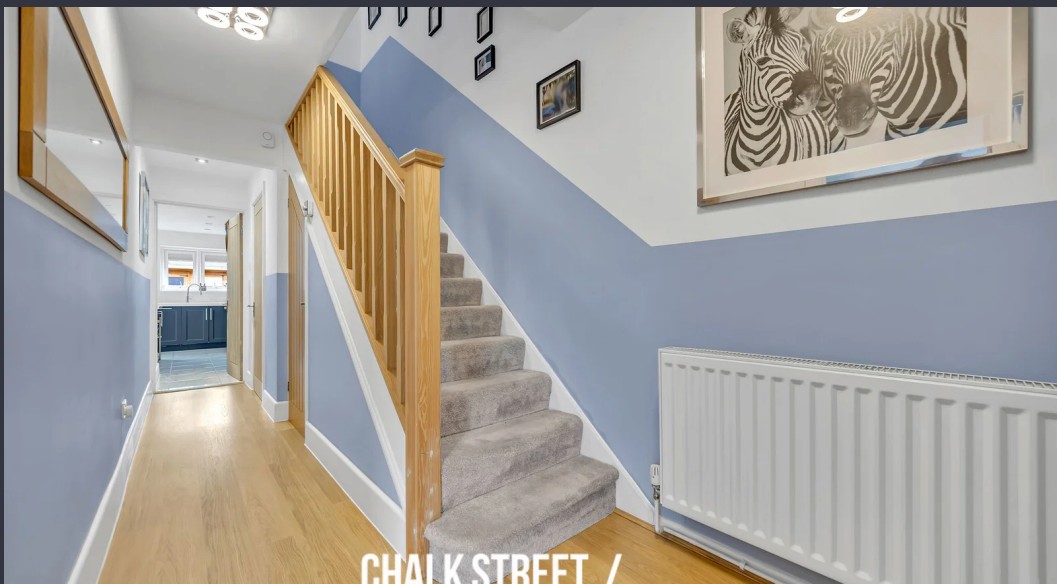
Mobile Coverage: Good connection with no known issues

Sewerage: Mains



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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>