



CHALK STREET /

Suttons Avenue, Hornchurch, RM12

Offers Over **£575,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally situated within walking distance of Hornchurch Town Centre and Harrow Lodge Park, just 0.1 miles from Hornchurch Station, and within close proximity to excellent local schools, is this well-presented three-bedroom semi-detached house.

Upon entering the property, the welcoming hallway provides access to the principal reception room, with stairs rising to the first floor.

Measuring an impressive 24'9" in length, the spacious living room is tastefully decorated in neutral tones and benefits from a bay window. The room flows seamlessly through to the extended kitchen/dining room at the rear of the property.

Spanning the full width of the rear extension, the kitchen is fitted with numerous wall and base units, with worktops to three sides and ample space for essential appliances. There is also plenty of room for a dining table and chairs. An overhead skylight lantern and double doors opening onto the rear garden flood the space with an abundance of natural light.

Completing the ground floor accommodation is a convenient downstairs W/C.

Heading to the first floor, there are two double bedrooms alongside a well-proportioned single bedroom. Bedroom One is positioned at the front of the property and features a bay window, while Bedroom Two is located at the rear, overlooking the garden, and benefits from fitted wardrobes.

Completing the internal accommodation is the modern family bathroom.

Externally, the property benefits from off-street parking to the front via a brick-paved driveway, with the added convenience of an EV charging point and side gate access leading to the rear garden.

The rear garden commences with a large stone-paved patio before extending predominantly to lawn, with established earth borders to both sides. Positioned at the foot of the garden is a generous outbuilding, benefiting from power and lighting. This versatile space could be used for a variety of purposes, including a playroom, workshop, gym or home office.

Viewing is highly recommended to fully appreciate all that this impressive family 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.





- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Open Plan Kitchen / Dining Room
- Modern Family Bathroom
- Off Street Parking
- 51' Rear Garden With Large Outbuilding
- Close Proximity To Hornchurch Town Centre
- 0.1 Mile From Hornchurch Station
- Excellent Transport Links

According to vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Community Fibre

Mobile Coverage: Good connection with no known issues

Sewerage: Mains drainage understood, with no private drainage system advised





SUTTONS AVE, HORNCHURCH



**CHALK
STREET /**
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

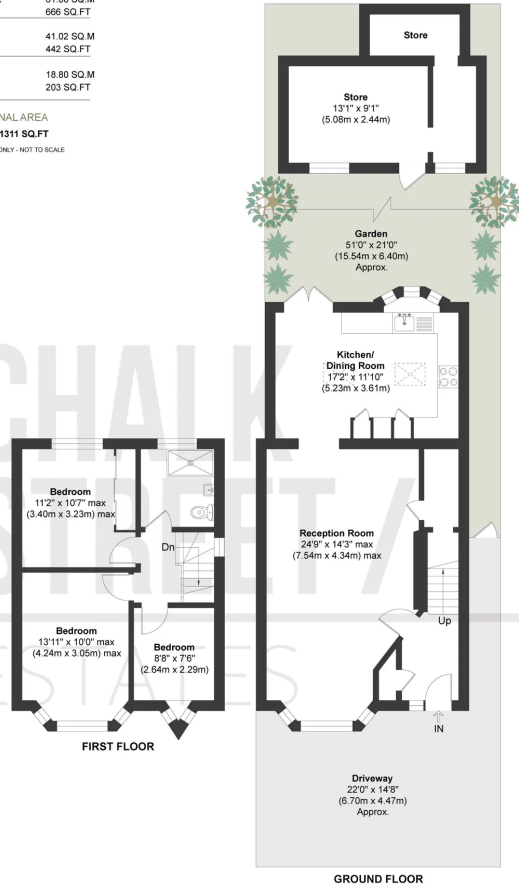
GROUND FLOOR 61.88 SQ.M
666 SQ.FT

FIRST FLOOR 41.02 SQ.M
442 SQ.FT

OUTBUILDING 18.80 SQ.M
203 SQ.FT

TOTAL INTERNAL AREA
121.70 SQ.M / 1311 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST 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.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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/>