



Tangmere Crescent, Hornchurch, RM12

Offers Over **£425,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain and ideally located within 0.8 miles of Elm Park Station and within walking distance of several local schools and Hornchurch Country Park, is this well-presented three-bedroom terraced home.

Upon entering the property, you are welcomed by an inviting entrance hallway providing access to the majority of the ground floor accommodation, with stairs rising to the first floor.

The generously proportioned lounge is presented in neutral decor, creating a warm and comfortable living space. A large front-facing window allows an abundance of natural light to flood the room, enhancing its bright and airy feel.

To the rear of the property, the kitchen/diner is fitted with a range of wall and base units, complemented by worktop space to two sides and ample room for essential appliances. The room comfortably accommodates a dining table and chairs, making it ideal for everyday family meals. A door provides direct access to the rear garden.

The first floor comprises three bedrooms, including two generous double bedrooms and a comfortable single bedroom. The versatile third bedroom could also be utilised as a nursery, dressing room or home office to suit individual requirements.

Completing the internal accommodation is the family bathroom.

Externally, the rear garden measures approximately 36' and commences with a paved patio seating area, with the remainder predominantly laid to lawn. A stylish composite decking area has also been installed in the corner of the garden, providing an attractive and low-maintenance outdoor space ideal for relaxing and entertaining. A useful garden shed provides valuable additional storage, while rear gate access offers convenient entry to the back of the property.

Viewing is highly recommended to fully appreciate the space, location and potential this 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.





- No Onward Chain
- Three Bedrooms
- Terraced House
- Well Presented Throughout
- Spacious Kitchen / Dining Room
- 36' Rear Garden With Access Via A Rear Gate
- 0.6 Miles From Ofsted 'Outstanding' Scotts Primary School
- 0.8 Miles From Elm Park Station
- 0.2 Miles From Hornchurch Country Park
- Close Proximity To Local Amenities

According to the vendor:

Heating: Gas central heating

Broadband: Connected, supplier understood to be Virgin Media

Mobile Coverage: Vendor advises mobile phone reception is generally reliable, with no known signal issues

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



TANGMERE CRES,
HORNCHURCHCHALK
STREET /
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

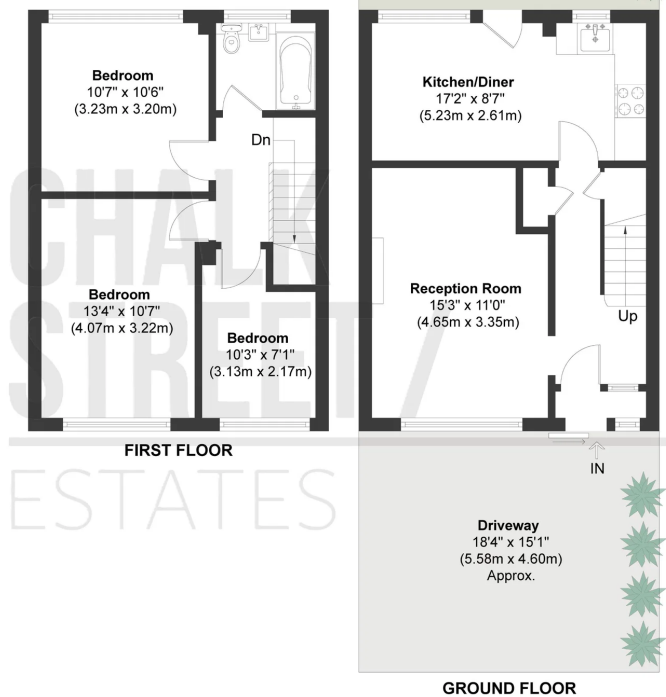
GROUND FLOOR 39.25 SQ.M
423 SQ.FT

FIRST FLOOR 39.25 SQ.M
423 SQ.FT

TOTAL INTERNAL AREA

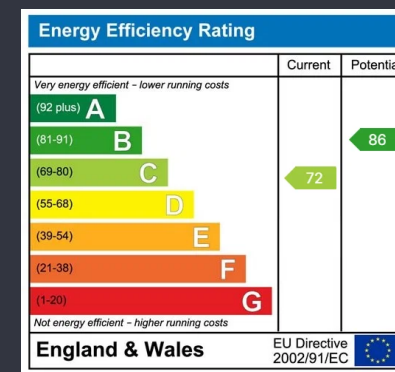
78.50 SQ.M / 846 SQ.FT

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
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Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

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