



CHALK STREET /

Matlock Gardens, Hornchurch, RM12

Offers Over £300,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Ideally located within a popular residential turning in Hornchurch, within easy reach of local schools, amenities and transport links, is this well-presented two-bedroom ground-floor maisonette. Offering approximately 532 sq. ft. of internal accommodation, the property further benefits from its own private entrance, a generous rear garden, 136 years remaining on the lease and no ground rent or service charge.

Upon entering, you are welcomed by a bright entrance hallway featuring attractive exposed wooden flooring and useful built-in storage, with access provided to the principal rooms.

The spacious living room measures 13' x 11' and enjoys an abundance of natural light from the large window. Beautifully presented, the room features exposed wooden floorboards together with an attractive feature wall incorporating bespoke fitted cabinetry, shelving and a decorative fireplace recess, creating a comfortable and inviting space in which to relax.

Positioned at the rear of the home, the modern kitchen measures 10'5 x 6'2 and is fitted with a range of white wall and base units, complemented by wooden work surfaces and tiled splashbacks. There is ample space for appliances, while a glazed door provides direct access to the rear garden.

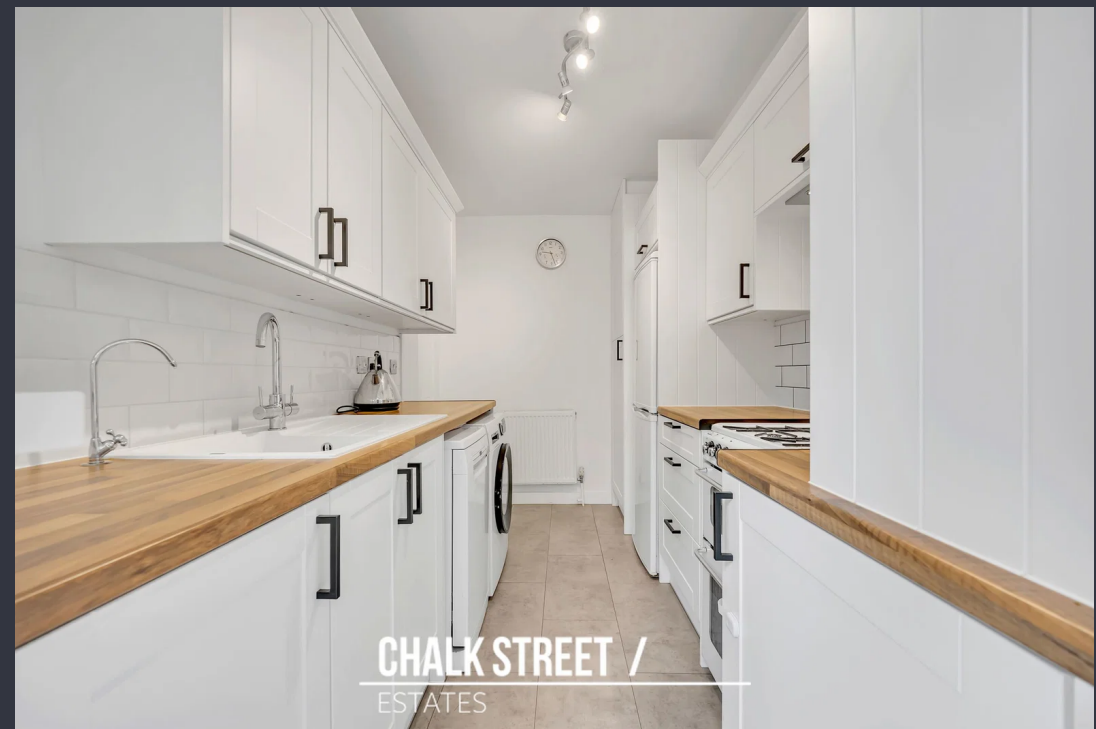
The principal bedroom measures 11'3 x 9'11 at its maximum points and benefits from dual-aspect windows, allowing plenty of natural light to flood the room. A substantial bank of fitted wardrobes provides excellent storage.

The second bedroom measures 10'1 x 7'10 and provides a versatile space suitable for use as a child's bedroom, guest room or home office.

Completing the internal accommodation is the contemporary family bathroom, comprising a panelled bath with shower above and glass screen, a wash hand basin with fitted vanity storage and a low-level W/C.

Externally, the property enjoys its own generous rear garden, directly accessible from the kitchen. Predominantly laid to lawn with paved seating areas, established trees and useful storage sheds, the garden provides excellent potential to create an attractive outdoor space for relaxing or entertaining. There is on-street parking available on the road.

With its well-presented accommodation, private entrance, generous rear garden and favourable lease terms, this charming maisonette would make an ideal first-time purchase or investment opportunity.





- Two Bedrooms
- Ground Floor Maisonette
- Beautifully Presented Throughout
- Modern Kitchen
- Spacious Living Room
- Private Rear Garden
- On-Street Parking
- Approximately 136 Years Remaining on Lease
- No Ground Rent
- No Service Charge

According to the vendor:

Lease Length: 136 Years Remaining

Ground Rent: None

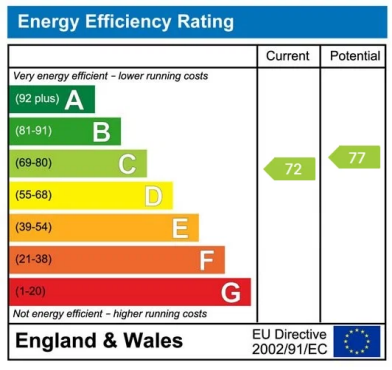
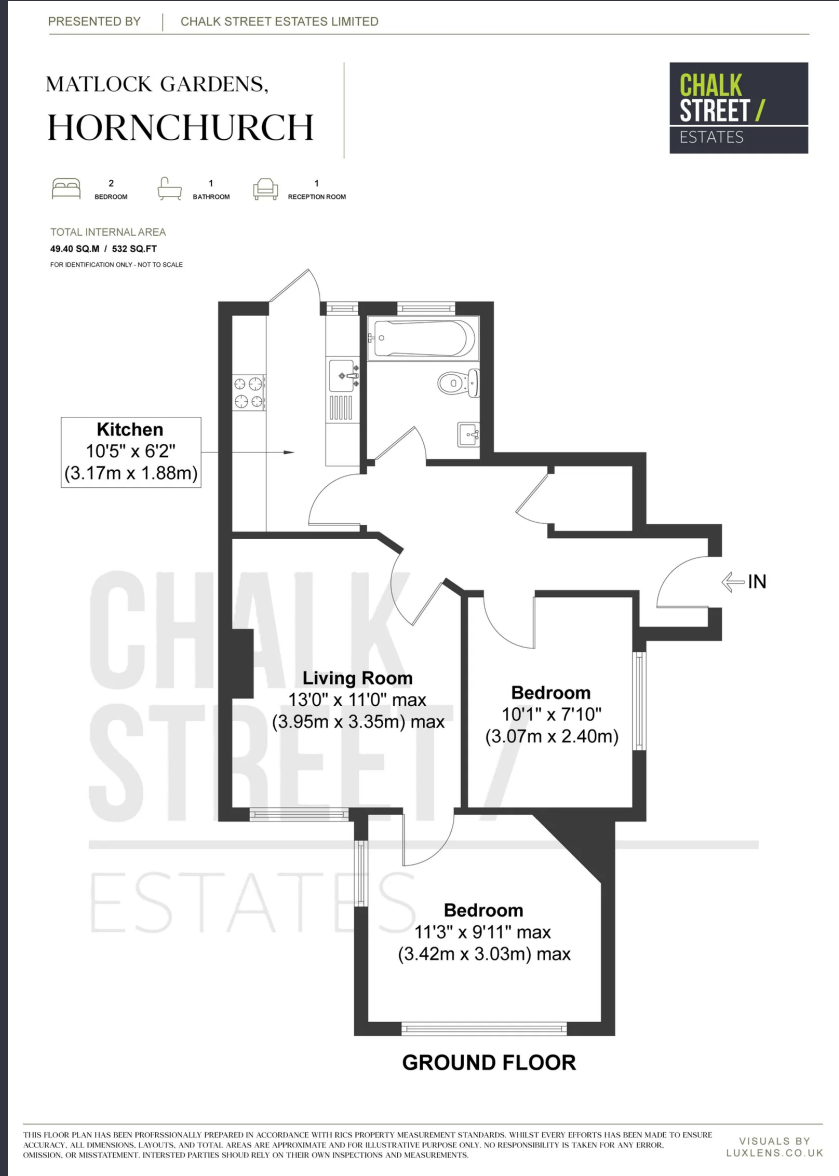
Service Charge: None

Heating: Gas central heating
 Broadband: Broadband available, supplier is EE Home Broadband
 Mobile Coverage: Reliable connection with no known issues
 Sewerage: Mains drainage understood, with no private drainage system advised



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