



CHALK STREET /
ESTATES

Benets Road, Hornchurch, RM11

Offers Over **£550,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Positioned within walking distance of both Upminster Bridge Underground Station and Upminster Station, and within close proximity to a selection of well-regarded schools in Upminster, is this well-presented four-bedroom terraced house.

Upon entering the property via the enclosed porch, you are welcomed by a spacious entrance hallway, with stairs rising to the first floor and access to useful under-stair storage.

Drawing natural light from a large window to the front elevation, the spacious reception / dining room measures approximately 13'11 x 11'9. Decorated in neutral tones, the room provides ample space for a dining table and chairs alongside a range of additional furniture, making it a practical space for both everyday living and entertaining.

Spanning the rear of the property, the modern kitchen comprises a range of wall and base units, complemented by ample quartz worktops and space for essential appliances, including an oven, hob, dishwasher and microwave. A patio door provides direct access onto the rear garden. The kitchen also benefits from the remainder of its warranty, providing additional reassurance to the new owner.

Heading upstairs, there are two sizeable double bedrooms, both benefiting from wardrobes, together with a further single bedroom. Also located on this floor is the family bathroom.

The converted loft provides a generously sized master bedroom, complete with its own en-suite shower room, wardrobes and useful eaves storage.

Externally, the property benefits from off-street parking to the front via the driveway.

To the rear, the garden measures approximately 60'0 x 16'5 and commences with a patio area, providing an ideal space for outdoor seating. The remainder of the garden is predominantly laid to lawn.

Viewing is highly recommended to fully appreciate the accommodation, layout and outdoor space this family home has to offer.

According to the 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

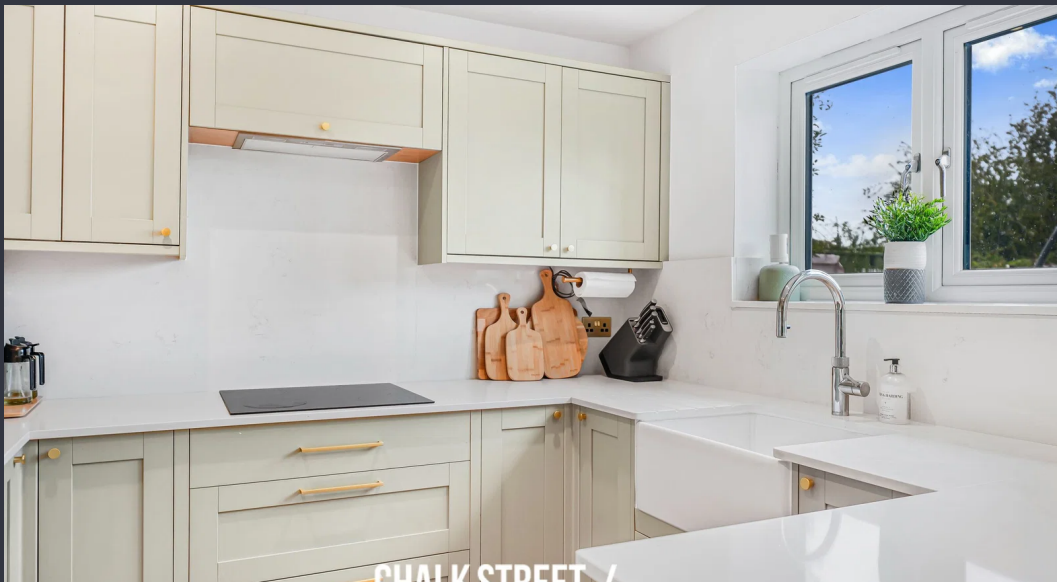




- Four Bedrooms
- Terraced House
- Well Presented Throughout
- Spacious Reception / Dining Living Room
- Well Appointed Kitchen
- Loft Conversion With Master Bedroom & En-Suite
- Off Street Parking
- 60' Rear Garden
- Close Proximity To Hornchurch Town Centre
- 0.6 Miles From Upminster Station

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.



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