

Bevan Way, Hornchurch, RM12

Guide Price

£525,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Guide Price £525,000 - £550,000

Ideally located within half a mile of Hornchurch Underground Station, within walking distance of Hornchurch Country Park and Hacton Lane Park, and close to Hornchurch Town Centre and reputable local schools, including Hacton Primary School, is this beautifully presented three-bedroom end-of-terrace house. Further benefits include a contemporary kitchen / dining room, separate utility room, additional loft room, a 70' rear garden, garage and off-street parking.

Upon entering the home via the enclosed porch, you are greeted with a welcoming hallway, with stairs rising to the first floor.

Positioned at the front of the home and drawing an abundance of natural light from the large window, the spacious reception room measures 15' x 11'. Tastefully decorated, the room provides ample space for a variety of freestanding furniture and offers a comfortable setting in which to relax.

Spanning the rear of the property is the contemporary kitchen / dining room, measuring 18'8 x 10'4. The kitchen comprises numerous wall and base units, generous worktop space and a central island, while the dining area comfortably accommodates a family dining table and chairs. Bi-folding doors open directly onto the rear garden, creating a seamless connection between the internal and external spaces.

Located just off the kitchen is a useful utility room, measuring 11' x 5'8 and providing further fitted units and worktop space. The utility room also offers direct access to the garden, while an adjoining ground-floor W/C completes the ground-floor accommodation.

Heading upstairs, the largest bedroom measures 15'7 x 11'. Positioned at the front of the home, this generously proportioned double bedroom draws natural light from two windows and provides ample space for freestanding wardrobes and additional bedroom furniture.

The second double bedroom measures 11'10 x 10'5 and overlooks the rear garden, while the remaining bedroom measures 9'8 x 7'7 and also enjoys a rear-facing aspect.

Completing the first-floor accommodation is the stylish family bathroom. Finished with contemporary tiling, the room comprises a panelled bath with shower above and glass screen, wash hand basin and W/C.

A staircase rises to the second floor, where there is an additional loft room measuring 10'0 x 7'7. Featuring roof windows and access to eaves storage, this versatile space is currently arranged as a home office and could accommodate a variety of uses.

Externally, the rear garden measures approximately 70' x 26'8. Commencing with a paved patio area, ideal for outdoor dining and entertaining, the remainder is predominantly laid to lawn with established planting and fencing to the boundaries Positioned at the rear of the garden is a substantial garage measuring 16'7 x 10'2.

Tenure: Freehold

Property Type: End of Terrace House

To the front, a block-paved driveway provides off-street parking and gated side access.

According to the vendor:

Heating: Gas, combi-boiler

Broadband: Connected, supplier is understood to be Community Fibre

Mobile Coverage: Good with no known issues

Sewerage: Mains

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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
- End of Terraced House
- Well Presented Throughout
- Spacious Reception Room
- Gorgeous Kitchen / Dining Room
- Utility Room & Ground Floor W/C
- Loft Room
- Off Street Parking
- 70' Rear Garden With Garage
- Close To Hornchurch Station, Parks and Reputable Local Schools


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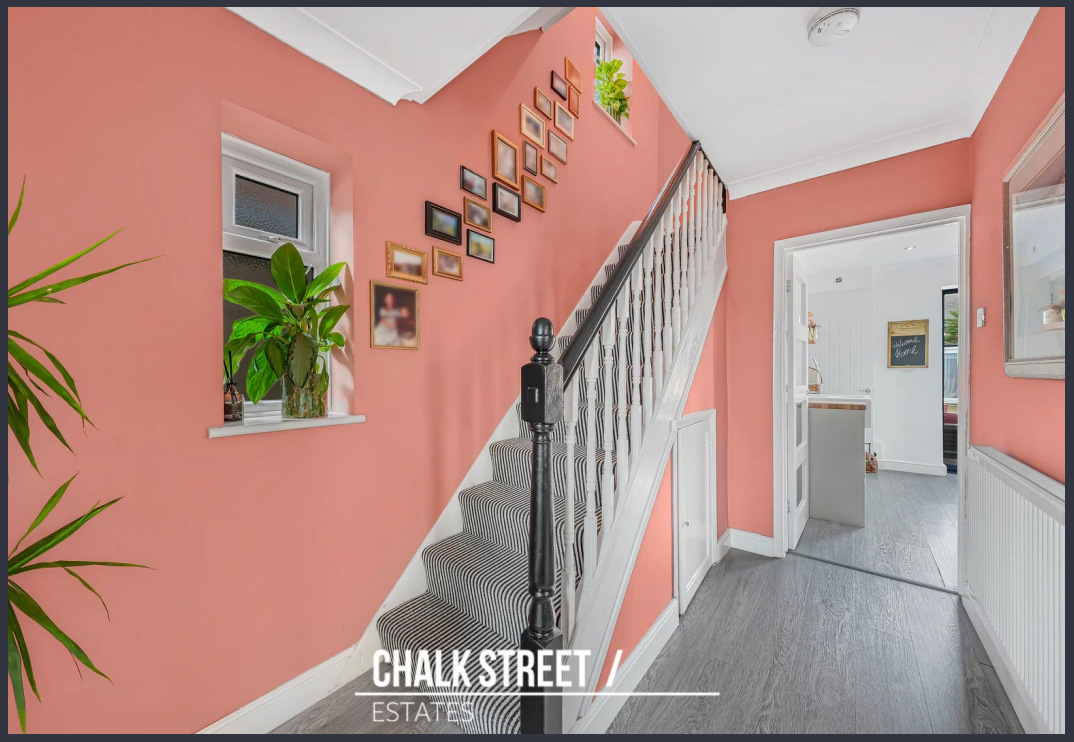

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BEVAN WAY

HORNCHURCH, RM12

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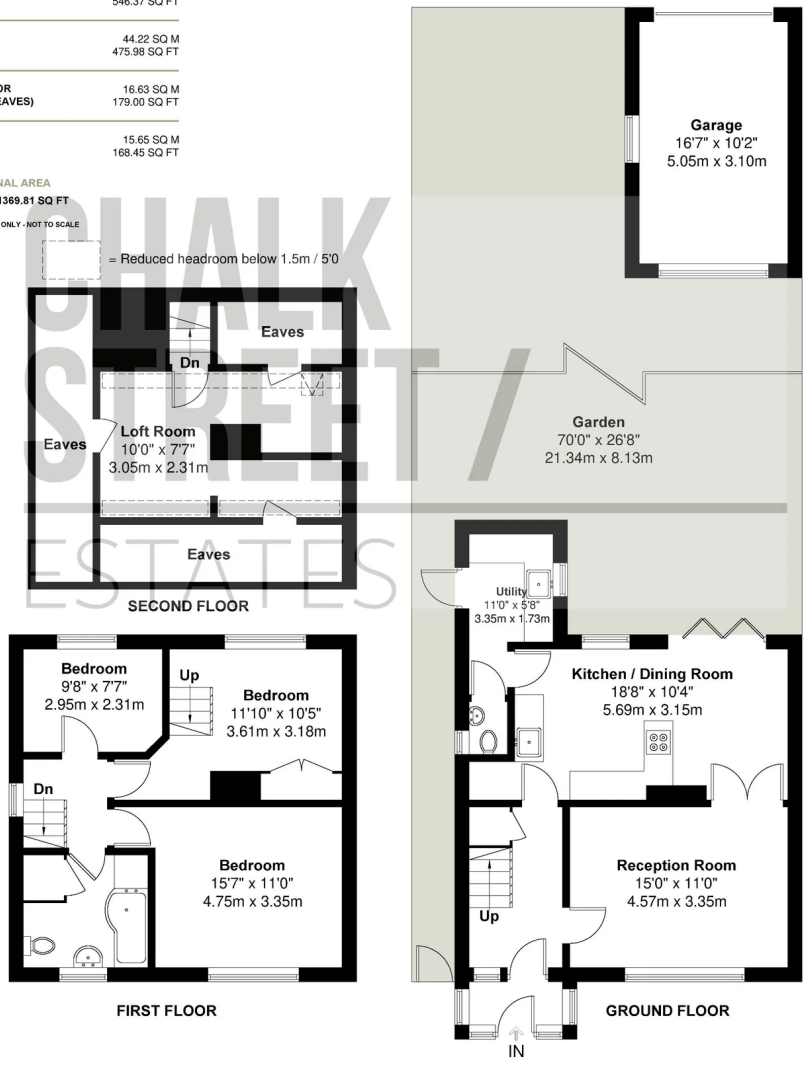
3 BEDROOM | 1 BATHROOM | 1 RECEPTION ROOM

GROUND FLOOR	50.76 SQ M 546.37 SQ FT
FIRST FLOOR	44.22 SQ M 475.98 SQ FT
SECOND FLOOR (EXCLUDING EAVES)	16.63 SQ M 179.00 SQ FT
GARAGE	15.65 SQ M 168.45 SQ FT

TOTAL INTERNAL AREA
127.26 SQ M / 1369.81 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE

= Reduced headroom below 1.5m / 5'0



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