

Claremont Road, Hornchurch, RM11

Guide Price £400,000 - £425,000

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

Deemed an ideal first-time purchase and ideally located within walking distance of local schools, shops and Hylands Park is this beautifully presented two-bedroom terraced house. Situated just 0.5 miles from Romford Elizabeth line station, the property boasts two separate reception rooms, a modern fitted kitchen, two double bedrooms and a generous rear garden measuring approximately 65' in length.

Upon entering the home, you are greeted directly by the living room, which measures 11'5 x 10'9. Drawing an abundance of natural light from the front-facing window, the room is tastefully decorated and features an attractive fireplace set within an exposed-brick chimney breast.

Leading through from the living room is the separate dining room, measuring 11'5 x 11'2. Providing ample space for a dining table and chairs, the room is decorated in a contemporary, neutral palette and features wooden flooring, a fireplace, stairs rising to the first floor and a door opening onto the rear garden.

Positioned beyond the dining room is the modern fitted kitchen, measuring 11'7 x 6'1. The kitchen comprises numerous wall and base units, wooden worktops and space for essential appliances. According to the vendor, the fridge-freezer, cooker and dishwasher are included within the sale. A door provides further access to the rear garden.

Heading upstairs, the first floor comprises two well-proportioned double bedrooms.

The principal bedroom is positioned at the front of the property and measures 11'5 x 11'0, while the second bedroom overlooks the rear garden and measures 11'5 x 8'6. Both rooms are tastefully decorated and benefit from fitted wardrobes and blinds.

Completing the internal accommodation is the stunning four-piece family bathroom. Finished with contemporary tiling, the suite comprises a panelled bath, separate shower enclosure, wash hand basin with fitted storage beneath and a low-level W/C.

Externally, the rear garden measures approximately 65'7 x 12'9. Commencing with a paved patio area, ideal for outdoor seating and entertaining, the remainder is predominantly laid to lawn with established planting and a pathway leading towards the rear.

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.













- Two Bedrooms
- Terraced House
- Beautifully Presented Throughout
- Two Reception Areas
- Modern Kitchen
- Four-Piece Family Bathroom
- 65' Rear Garden
- Walking Distance To Local Schools & Hylands Park
- 0.5 Miles From Romford Elizabeth Line Station
- 0.9 Miles From Gidea Park Elizabeth Line Station

According to the vendor:

Heating: Gas central heating

Broadband: Fibre broadband supplied by Sky

Mobile Coverage: Excellent 5G coverage

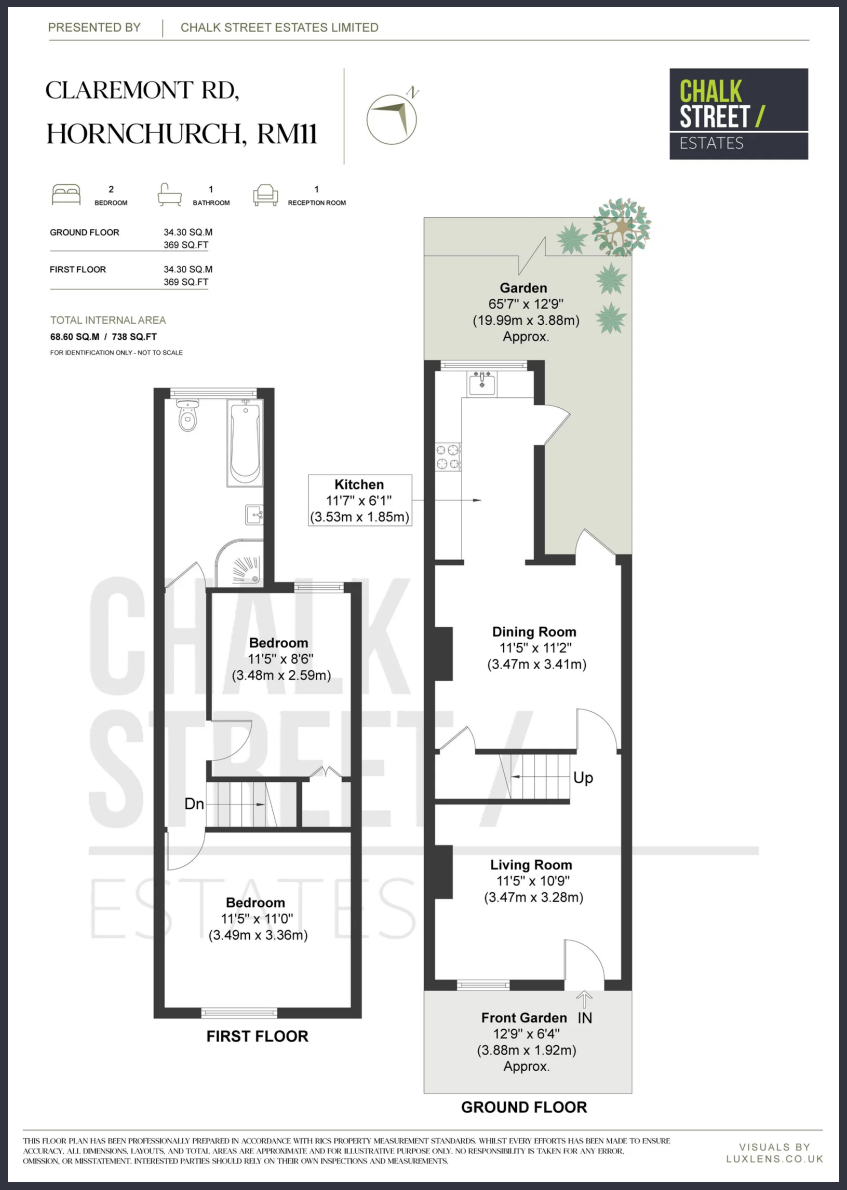
Sewerage: Mains sewer network connected

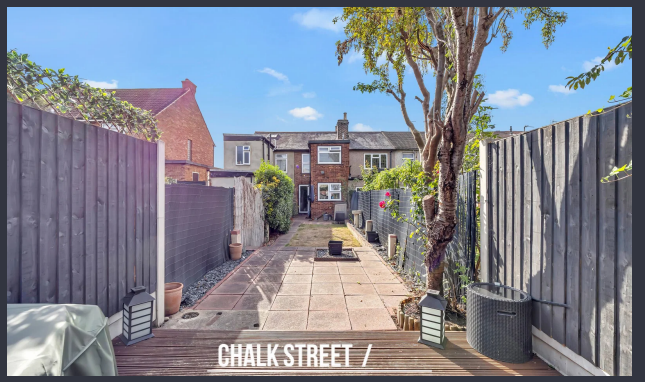

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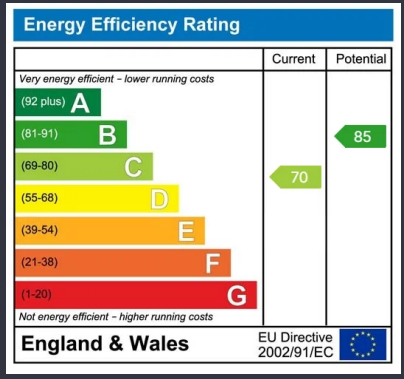

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