



CHALK STREET /
ESTATES

Kenilworth Gardens, Hornchurch, RM12

Offers Over £625,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Beautifully presented throughout and ideally located within close proximity of reputable local schools, amenities and transport links is this substantial, extended three-bedroom semi-detached house. Boasting approximately 1,468 sq. ft. of internal living accommodation, together with a substantial outbuilding, the property offers generous and versatile living space throughout.

Upon entering the home, you are greeted with a bright and welcoming entrance hallway, featuring attractive stained-glass windows, stairs rising to the first floor and access to a convenient ground-floor W/C.

Positioned at the front of the property, the spacious reception room measures 15'11 x 11'6 to the bay. Drawing an abundance of natural light from the large bay window, the room is tastefully decorated and provides a comfortable space in which to relax.

Undoubtedly the heart of the home is the impressive, extended kitchen / reception / dining room. Measuring 26'5 x 19'9 at its maximum dimensions, this superb open-plan space is perfectly suited to modern family living and entertaining.

The reception area features bespoke fitted shelving and storage, while the contemporary kitchen comprises numerous wall and base units, generous worktop space and a large central island with breakfast-bar seating. There is also a selection of integrated appliances, including a double oven and gas hob. A roof lantern, additional rooflight, rear-facing windows and French doors combine to flood the room with natural light, while ample space remains for a substantial dining table. French doors open directly onto the rear garden.

Accessed from the kitchen is a separate utility room, measuring 11'11 x 8'2. Fitted with additional storage units, worktop space and a sink, the room also provides space for laundry appliances and access to the exterior.

Heading upstairs, there are three well-proportioned bedrooms and a spacious family bathroom.

The principal bedroom measures 16' x 11'6 to the bay and benefits from an extensive range of fitted wardrobes and storage. The second double bedroom measures 12' x 11'4 and also includes fitted storage, while the third bedroom measures 9'7 x 8'3 and would make an ideal child's bedroom, nursery or home office.

Completing the internal accommodation is the impressive family bathroom. The stylish suite comprises a freestanding roll-top bath, a separate walk-in shower, twin wash hand basins with fitted storage beneath and a low-level W/C, complemented by contemporary tiling.

Externally, the generous rear garden measures approximately 53' x 33'. Commencing with an extensive paved patio area, providing the perfect setting for outdoor dining and entertaining, the remainder is predominantly laid to lawn and bordered by established shrubs. The garden is securely enclosed, with gated side access leading to the front of the property.





Situated at the rear of the garden is a substantial detached outbuilding, measuring 17' x 11'6". Offering approximately 195 sq. ft. of additional space, it would make an excellent home office, gym, studio or games room.

To the front, a substantial block-paved driveway provides ample off-street parking for multiple vehicles.

According to the vendor:

Heating: Gas

Broadband: Connected, provider is currently Utility Warehouse

Mobile Coverage: Good coverage, no known issues

Sewerage: Mains



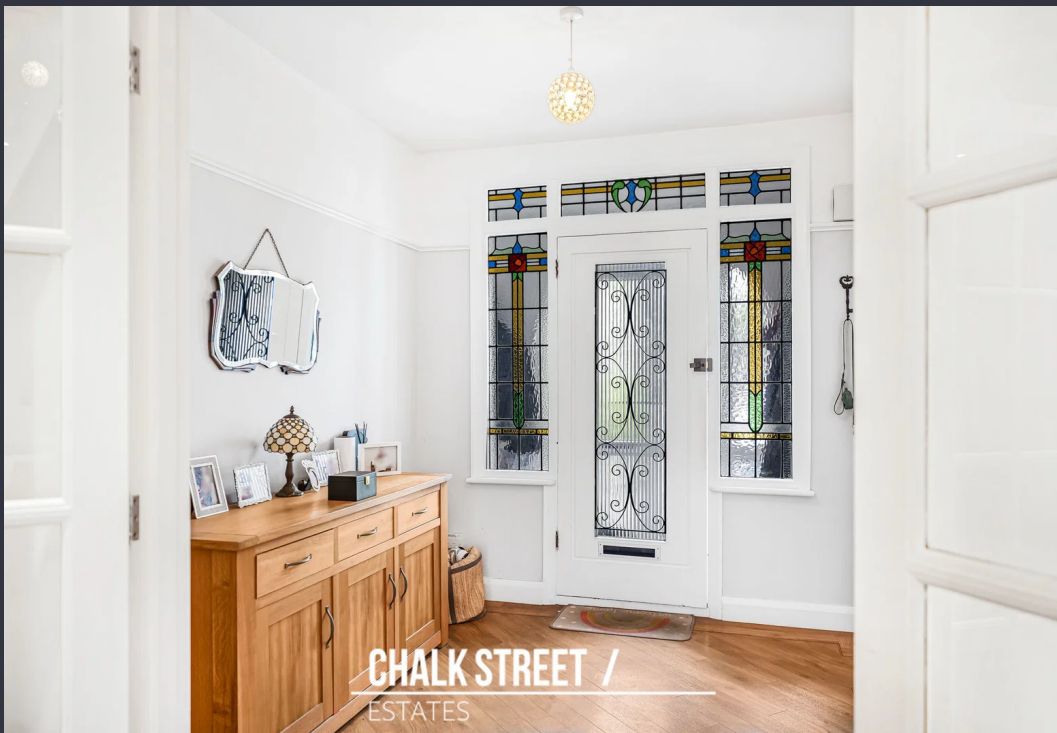
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KENILWORTH GARDENS

HORNCHURCH, RM12


**CHALK
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3 BEDROOM 1 BATHROOM 2 RECEPTION ROOM

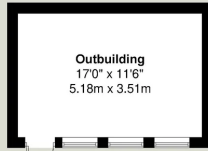
GROUND FLOOR 82.1 SQ M
885 SQ FT

FIRST FLOOR 54.4 SQ M
585 SQ FT

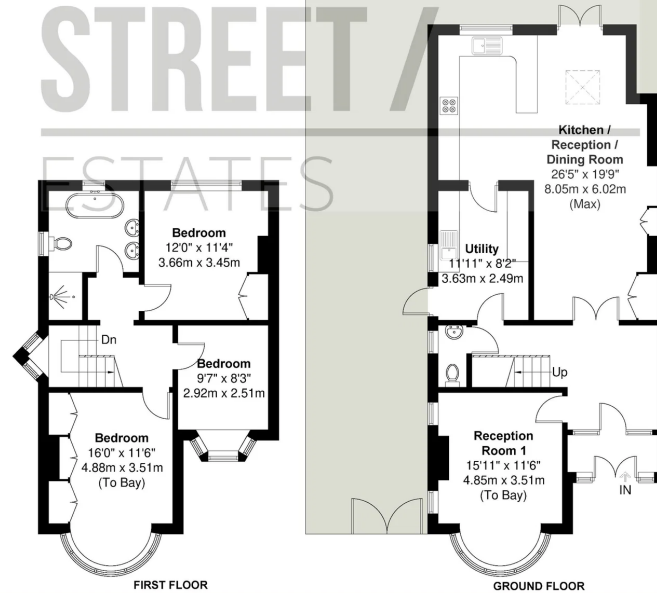
OUTBUILDING 18.2 SQ M
195 SQ FT

TOTAL INTERNAL AREA
154.7 SQ M / 1663 SQ FT

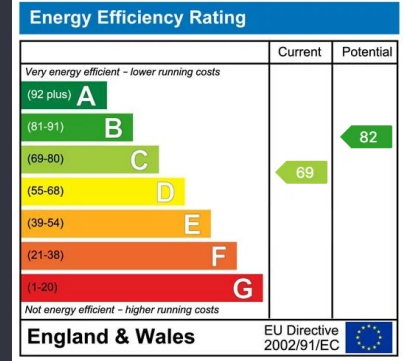
FOR IDENTIFICATION ONLY - NOT TO SCALE



Garden
53'0" x 33'0"
16.15m x 10.06m



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WEST 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.



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