

Park Lane, Hornchurch, RM11

Offers Over £500,000

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

Offered for sale with the added advantage of no onward chain, and ideally located just 0.6 miles from Romford Elizabeth Line Station and within walking distance to local shops, schools and amenities, is this three-bedroom end-of-terrace house. Further benefits include three reception rooms, a conservatory, a 61' rear garden, and off-street parking.

Upon entering the home, you are greeted with a welcoming hallway, providing access to the office and stairs rising to the first floor.

Positioned at the front, the office measures 12'6 x 7'6 and offers ample space for a desk and storage, making it an ideal work-from-home solution or perhaps a quiet study area.

On the opposite side of the hallway, the reception room measures 14'5 x 12'9 to the bay. Its front-facing bay window draws natural light into the room, while a fireplace provides a charming focal point, creating a comfortable and inviting atmosphere.

Beyond the reception room is the separate dining room, measuring 12'0 x 11'0. This room has ample space for a family dining table and chairs and opens directly into the conservatory, which measures 12'8 x 11'5. With windows overlooking the rear garden and doors leading outside, the conservatory provides a bright and airy additional place to sit, entertain, or simply enjoy the garden views. A convenient ground-floor W/C is accessed from the passage beside the dining room.

The kitchen is positioned towards the rear of the house and comprises a range of fitted units with work surfaces and space for a cooker. It measures 8'9 x 7'6, with an additional area measuring 9'0 x 6'7, offering practical space for culinary endeavours. A separate utility room, measuring 7'6 x 7'2, provides further practical space and houses a sink.

Heading upstairs, the largest bedroom is positioned at the front of the property and measures 14'4 x 11'4 to the bay. This generously proportioned room offers plenty of space for freestanding furniture.

The second bedroom overlooks the rear garden and measures 12'2 x 11'4, while the third bedroom measures 7'8 x 6'11, providing versatile accommodation options.

Completing the first-floor accommodation is a bathroom fitted with a panelled bath, a wash hand basin, and a low-level W/C.

Externally, the rear garden measures approximately 61'8 x 32'1. It begins with a paved patio, perfect for outdoor dining and entertaining, followed by a lawn with established trees and planting towards the rear, offering a pleasant outdoor space. To the front, a driveway provides convenient off-street parking.

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Sky Broadband

Mobile Coverage: Good mobile phone reception with no known issues

Sewerage: Connected to the mains sewer network

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.

Tenure: Freehold

Property Type: End of Terrace House

- No Onward Chain
- Three Bedrooms
- End of Terrace House
- Three Reception Rooms
- Conservatory
- Off Street Parking
- 61' Rear Garden
- Rear Access
- 0.6 Miles From Romford Elizabeth Line Station
- Walking Distance To Local Shops, Schools and Parks


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PARK LANE

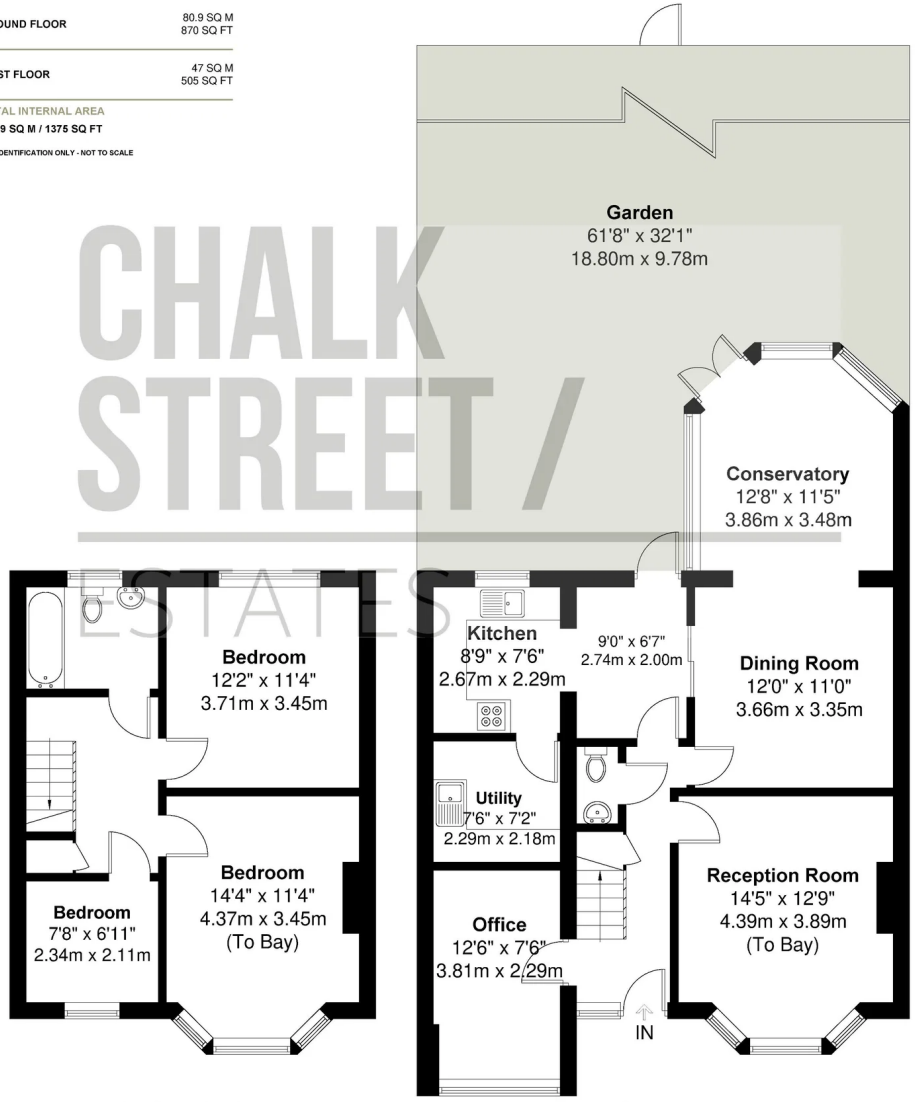
HORNCHURCH, RM11

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3 BEDROOM | 1 BATHROOM | 1 RECEPTION ROOM

GROUND FLOOR	80.9 SQ M 870 SQ FT
FIRST FLOOR	47 SQ M 505 SQ FT
TOTAL INTERNAL AREA	127.9 SQ M / 1375 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR. OMISSION, OR MISSTATEMENT. INTERSTED PARITES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



