



CHALK STREET /

Berkshire Way, Hornchurch, RM11

Guide Price **£500,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Guide Price £500,000 - £525,000

Positioned within the popular County Park Estate, just a short stroll from local shops and only 0.3 miles from Ofsted 'Outstanding' rated Nelmes Primary School, is this well-presented three double bedroom semi-detached house.

Upon entering, you are greeted by a welcoming entrance hallway, with stairs rising to the first floor.

The hallway leads into the front reception/dining room, featuring a large walk-in bay window which allows an abundance of natural light to flood the room. Offering ample space for both living and dining, the room is further enhanced by sliding doors providing direct access to the rear garden.

Also accessed from the hallway is the kitchen, which comprises numerous wall and base units, ample worktop space and integrated appliances including a washing machine and dishwasher. A single door provides direct access to the rear garden.

Heading upstairs, there are two spacious double bedrooms and a further single bedroom, currently arranged as an office. All three rooms are well presented and offer ample space for wardrobes and additional furnishings.

A family bathroom completes this level, comprising a three-piece suite.

Accessed from the office, a further staircase leads to the largest bedroom, which benefits from fitted wardrobes and provides a generous and versatile additional living space.

Externally, the property benefits from a shared driveway leading to the side gate access to the rear garden and a well maintained front garden. Subject to relevant permissions, there is potential for off street parking.

The south-facing rear garden commences with a patio area, leading onto a neatly maintained lawn. At the far end of the garden is a generous garage, providing excellent additional storage and practical space.

Viewing is highly recommended to fully appreciate the convenient location, versatile accommodation and attractive outdoor space this home has to offer within this desirable residential setting.





- Three Double Bedrooms and Office
- Semi-Detached House
- Generous Reception / Dining Room
- Detached Garage
- South Facing Rear Garden
- On Street Parking
- Loft Extension
- 1 Mile From Emerson Park Station
- 0.3 Miles From Ofsted 'Outstanding' Nelmes Primary School
- Within Close Proximity To Local Shops, Transport Links and Amenities

According to the vendor:

Heating: Gas

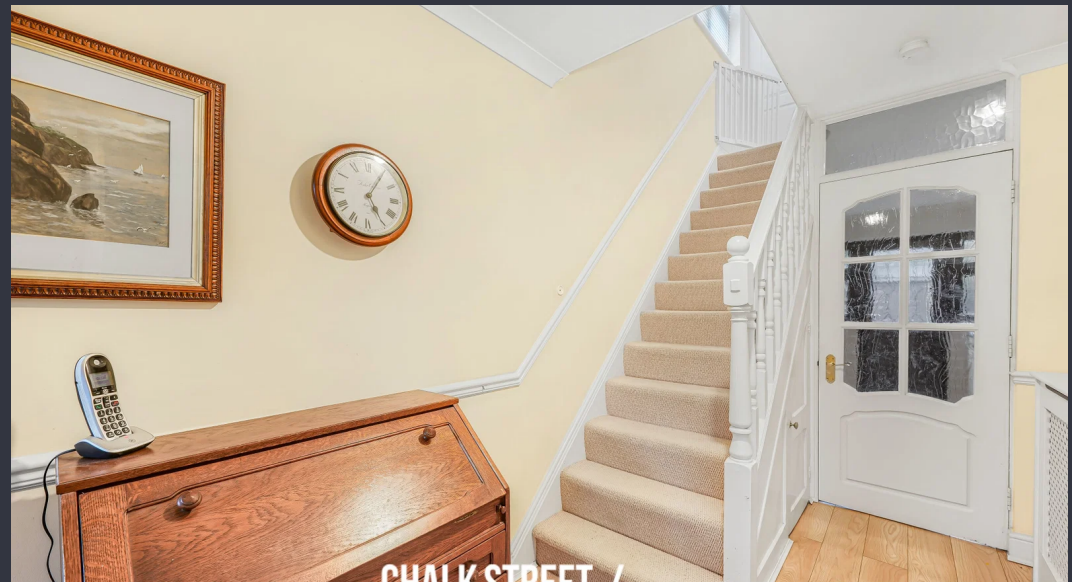
Broadband: Broadband available, supplier understood to be Virgin

Mobile Coverage: Good mobile phone signal

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.







BERKSHIRE WAY

HORNCHURCH, RM11


**CHALK
STREET /**
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

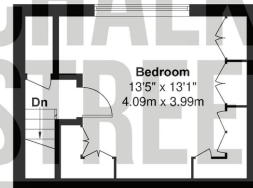
GROUND FLOOR 46.86 SQ M
594.99 SQ FT

FIRST FLOOR 39.76 SQ M
427.97 SQ FT

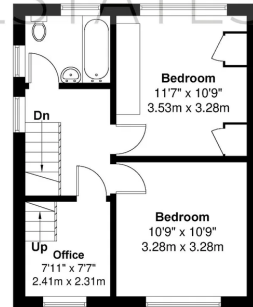
SECOND FLOOR 22.96 SQ M
247.19 SQ FT

GARAGE 26.76 SQ M
288.04 SQ FT

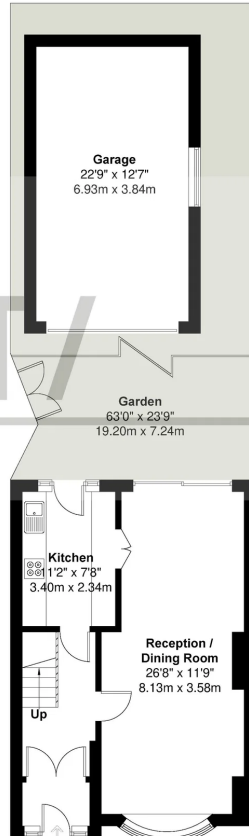
TOTAL INTERNAL AREA
136.34 SQ M / 1467.55 SQ FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



SECOND FLOOR



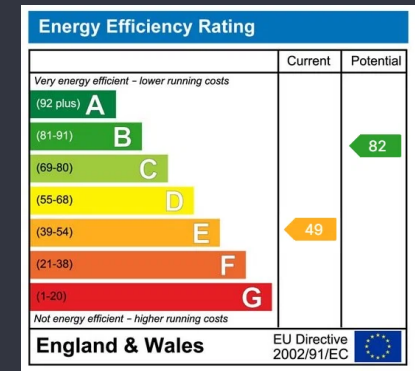
FIRST FLOOR



GROUND FLOOR

Garage
22'9" x 12'7"
6.93m x 3.84m

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 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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