

Suttons Avenue, Hornchurch, RM12

Offers Over **£450,000**

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

Ideally situated within walking distance of Hornchurch Town Centre and Harrow Lodge Park, just 0.4 miles from Hornchurch Station, and within close proximity to excellent local schools, is this well-presented three-bedroom terraced house.

Upon entering the property, you are welcomed by a hallway with stairs rising to the first floor, alongside the added benefit of useful under-stairs storage.

To the front, the reception room is tastefully decorated in neutral tones and benefits from an attractive bay window, allowing plenty of natural light to fill the space.

To the rear, the spacious and well-designed kitchen / dining room offers ample worktop space, wall and base units arranged along two sides of the kitchen and a convenient breakfast bar. There also is space for essential appliances, including an integrated fridge/freezer and dishwasher. The room also comfortably accommodates a dining table, making this an ideal space for everyday family life. Sliding doors provide direct access to the rear garden.

Moving upstairs, the first floor comprises two double bedrooms and a well-proportioned single bedroom, currently arranged as a home office. Bedroom One is situated at the front of the property and features a bay window, while Bedroom Two overlooks the rear garden and benefits from fitted wardrobes.

The accommodation is completed by a modern family bathroom fitted with a bath, wash basin and WC.

Externally, the rear garden begins with a generous wooden decking area, before extending onto a predominantly lawned area. The property also benefits from a garage, accessed via a rear side road.

Viewing is highly recommended to fully appreciate all that this family home has to offer.

According to the vendor:

Heating: Gas central heating

Broadband: Broadband available, supplier understood to be Sky

Mobile Coverage: Very reliable mobile phone reception

Sewerage: Connected to the mains sewer network

Loft: Boarded-out loft providing additional storage space.













- Three Bedrooms
- Terraced House
- Well Presented Throughout
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Well Appointed Family Bathroom
- Garage To Rear
- Close Proximity To Hornchurch Town Centre
- 0.4 Miles From Hornchurch Station
- Walking Distance To Harrow Lodge Park

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.




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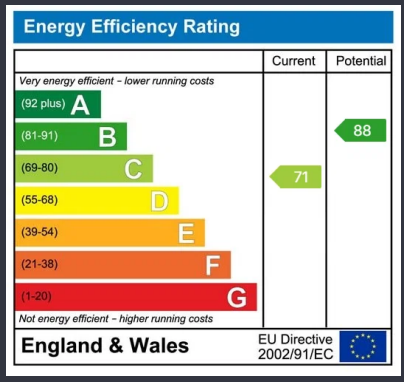

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