



CHALK STREET
ESTATES

The Mall, Hornchurch, RM11

£800,000

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

Nestled within the highly sought-after St. Leonards Hamlet development, this charming three-bedroom end-of-terrace Victorian property, dating back to the 1880s, is situated on a quiet cul-de-sac known as The Mall. Located within a tranquil conservation area, the property benefits from convenient access to local transport links and is presented to a high standard throughout, showcasing characterful high ceilings and elegant sash windows. Ideal for families, the property is well positioned for high regarded local schools such as Towers Junior School, St. Mary's Catholic Primary School and Abbs Cross Academy and Arts College.

Upon entering, a large and welcoming entrance hallway greets you, complete with a convenient downstairs cloakroom and stairs ascending to the first floor.

Positioned at the front of the home, the spacious reception room (22'3 x 13'10) is bathed in natural light from a generous bay window. This inviting space features a charming fireplace, neutral decor, high ceilings, ceiling roses, and decorative cornice work, enhancing its Victorian character.

At the heart of the ground floor is a well-presented dining room, finished in neutral tones. This seamlessly connects to the gorgeous modern kitchen located at the rear of the property. The kitchen offers ample worktop space, a comprehensive range of wall and base units, and room for essential appliances. Double doors open directly from the kitchen to the rear garden, providing a pleasant outlook.

Moving upstairs, the generously sized master bedroom is located at the rear of the property, spanning its full width. This comfortable retreat benefits from fitted wardrobes, additional storage space, and its own en-suite facilities. The family bathroom is centrally located on the first floor, serving the two additional double bedrooms, which are situated at the front of the property.

Externally, the property boasts an attractive front garden and a driveway to the side, providing ample off-street parking. This also offers side gate access to the private 50-foot rear garden and the detached single garage (17'1 x 8'8).

With its desirable location, spacious interior, and period charm, early viewing is highly recommended to fully appreciate this exceptional home.

According to the vendor:

Service Charge: £100 p.a.

Heating: Gas

Broadband: Connected, current provider is Sky

Mobile Coverage: Good signal, with no known issues

Sewerage: Mains

Tenure: Freehold

Property Type: End of Terrace House

- Three Double Bedrooms
- End of Terrace House
- Victorian Character Property Within St. Leonards Development
- Well Presented Throughout
- Two Spacious Reception Rooms
- Modern Kitchen
- Master Bedroom With En-Suite
- Family Bathroom
- Off Street Parking With Side Gate Access & Detached Garage
- 50' Rear Garden

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.

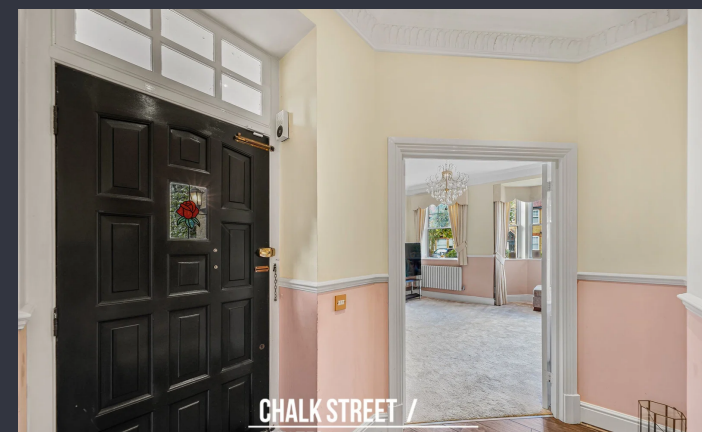




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THE MALL
HORNCHURCH, RM11



-  3
BEDROOM
-  2
BATHROOM
-  1
RECEPTION ROOM

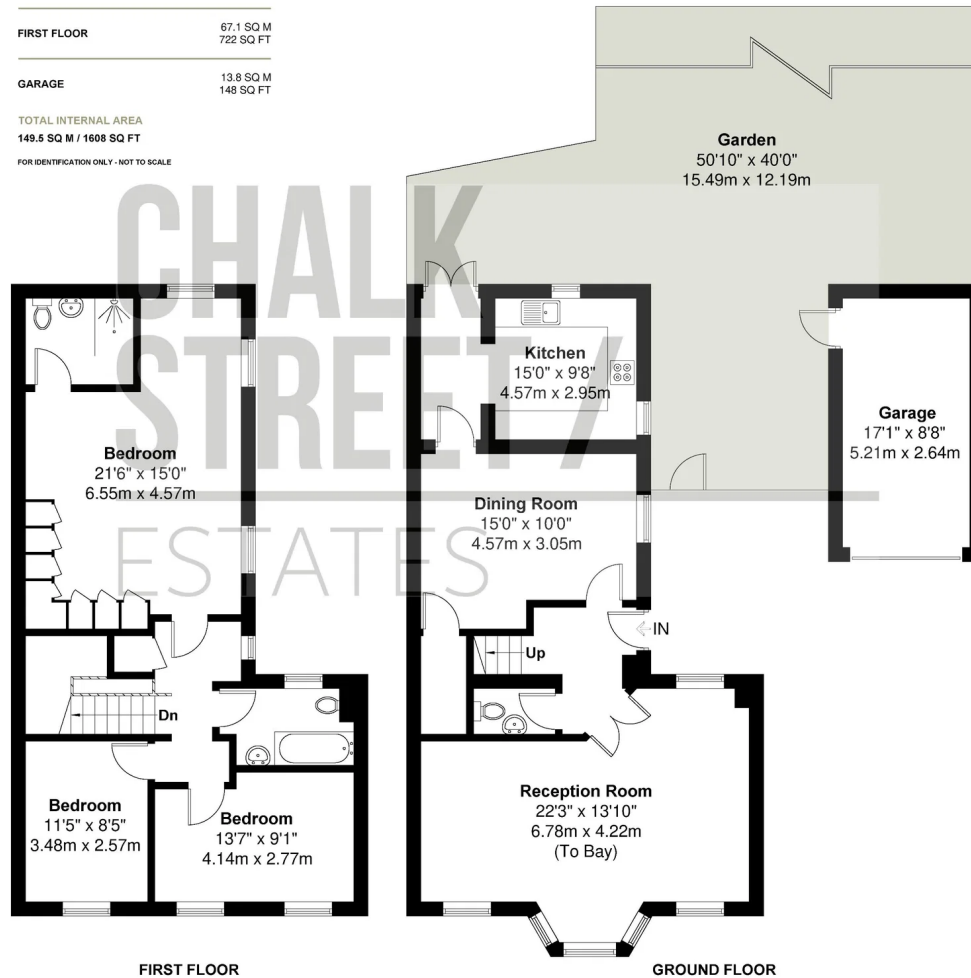
GROUND FLOOR 68.6 SQ M
738 SQ FT

FIRST FLOOR 67.1 SQ M
722 SQ FT

GARAGE 13.8 SQ M
148 SQ FT

TOTAL INTERNAL AREA
149.5 SQ M / 1608 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive
2002/91/EC

