

Warriner Avenue, Hornchurch, RM12

Offers Over **£600,000**

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

Offered for sale with the added advantage of no onward chain, and ideally positioned within a sought-after residential area, just moments from Hornchurch town centre and within walking distance of Hornchurch Station (District Line), is this attractive three-bedroom semi-detached house. This spacious family home offers two generously proportioned reception rooms and a 160' rear garden.

Upon entering the property, via the enclosed porch, you are greeted with a welcoming hallway with stairs rising to the first floor.

Drawing light from the large bay window to the front elevation the separate reception room measures 13’3 x 11’11 and enjoys a centre fireplace and carpet underfoot.

At the heart of the home is the kitchen / dining room that boasts numerous above and below storage unit, ample worktops and a large centre island. An archway opens through to the second reception space that is currently being used as a family room. From here a sinle door opens onto a lobby area with access to the W/C and rear garden.

Spanning the rear of the home, is the conversatory mesuring 13'11 x 11'7.

Heading up to the first floor, there are two double bedrooms and a single bedroom. Bedroom 1, measuring 13'8 x 10'11 , enjoys a beautiful bay window whilst bedroom 2, measuring 12'6 x 10'11, boast fitted wardrobes.

Completing the internal layout is the family bathroom.

Externally, to the front there is off street parking via the driveway and side gate access to the rear.

Commencing with a large patio area, the impressive rear garden measures 160' in length whilst the remainder is laid to lawn and houses a handy storage shed.

According to the vendor:

Heating: Gas Central

Broadband: Connected, vendor is unsure on the provider

Mobile Coverage: Good with no known issues.

Sewerage: Mains supply

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.









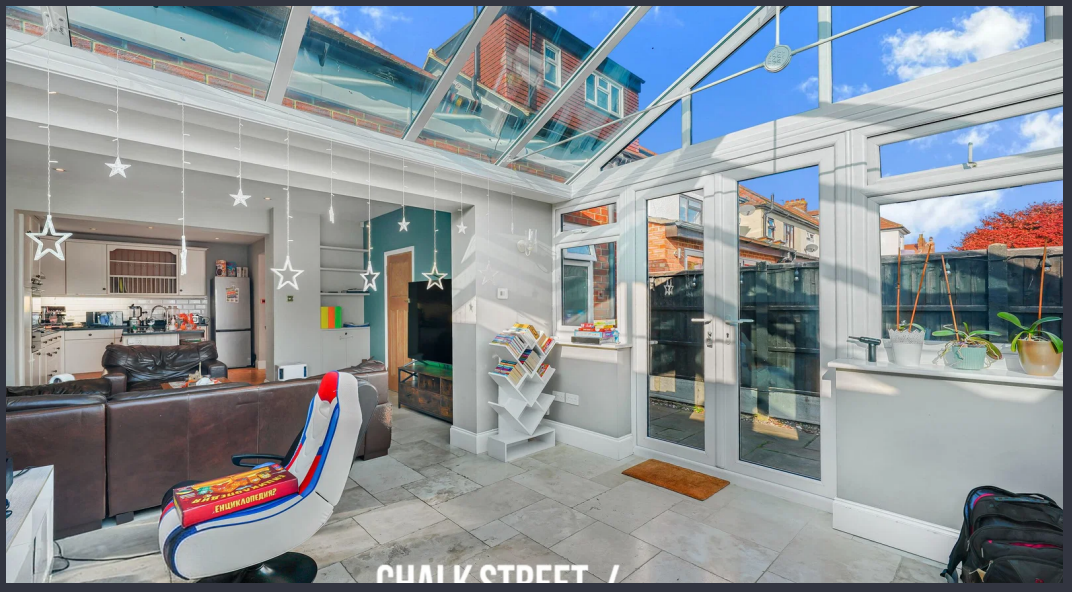




- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- Three Reception Areas
- Conservatory
- Ground Floor W/C
- Off Street Parking
- Side Gate Access
- 160' Rear Garden
- Walking Distance To Hornchurch Town Centre & 0.3 miles from Hornchurch Underground Station


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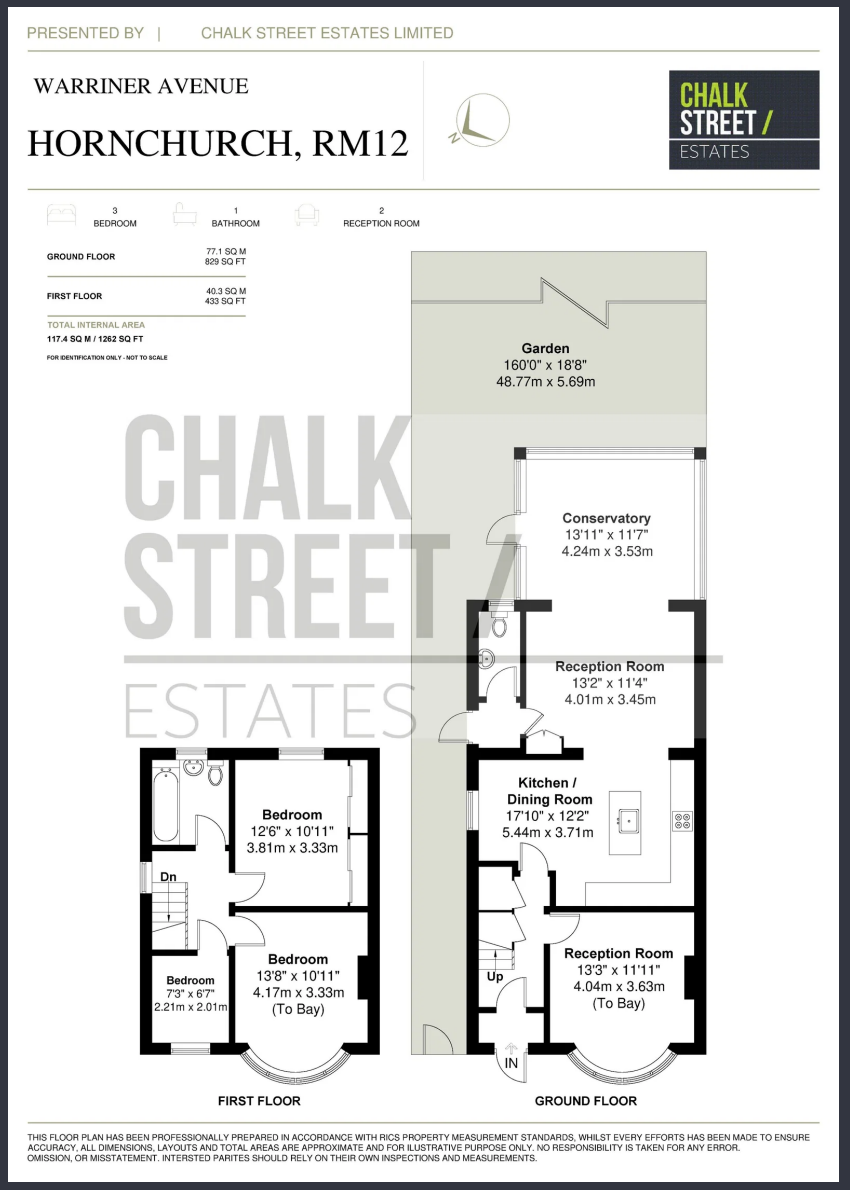

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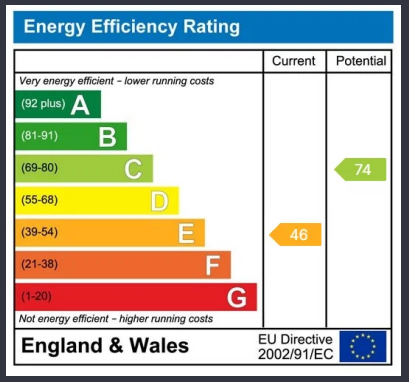

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