

Calbourne Avenue, Hornchurch, RM12

£425,000

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

Situated approximately 0.4 miles from Elm Park Underground Station, 0.6 miles from the Ofsted 'Outstanding'-rated Scotts Primary School and within walking distance of Elm Park Shopping Broadway, is this three-bedroom semi-detached house.

The property is accessed via an enclosed porch, which leads into the reception room, measuring approximately 13'6 x 13'3 and providing a good-sized living space.

Moving through the ground floor, there is a separate dining room with space for a dining table and chairs.

Positioned to the rear of the property is the kitchen, which offers a range of wall and base units, worktop space and provision for essential appliances, including an integrated fridge, freezer, gas cooker and washing machine. A single patio door provides access to the rear garden.

Completing the ground-floor accommodation is the family bathroom.

To the first floor are three bedrooms, with the largest measuring approximately 11'3 x 10'5.

Externally, the property benefits from a front driveway providing off-street parking.

To the rear, the garden measures approximately 55'8 x 14'11, commencing with a paved patio area, with the remainder predominantly laid to lawn.

Conveniently positioned for local transport links, schooling and shopping facilities, a viewing is recommended to appreciate the location on offer.

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be BT

Mobile Coverage: Reliable mobile phone reception

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.













- Three Bedroom
- Semi-Detached House
- Spacious Reception Room
- Ground Floor Family Bathroom
- Off Street Parking Via Driveway
- 55' Rear Garden
- Walking Distance To Local Shops and Other Amenities
- 0.4 Miles from Elm Park Primary School
- 0.4 Miles from Elm Park Underground Station
- 0.6 Miles from Ofsted 'Outstanding Rated' Scotts Primary School


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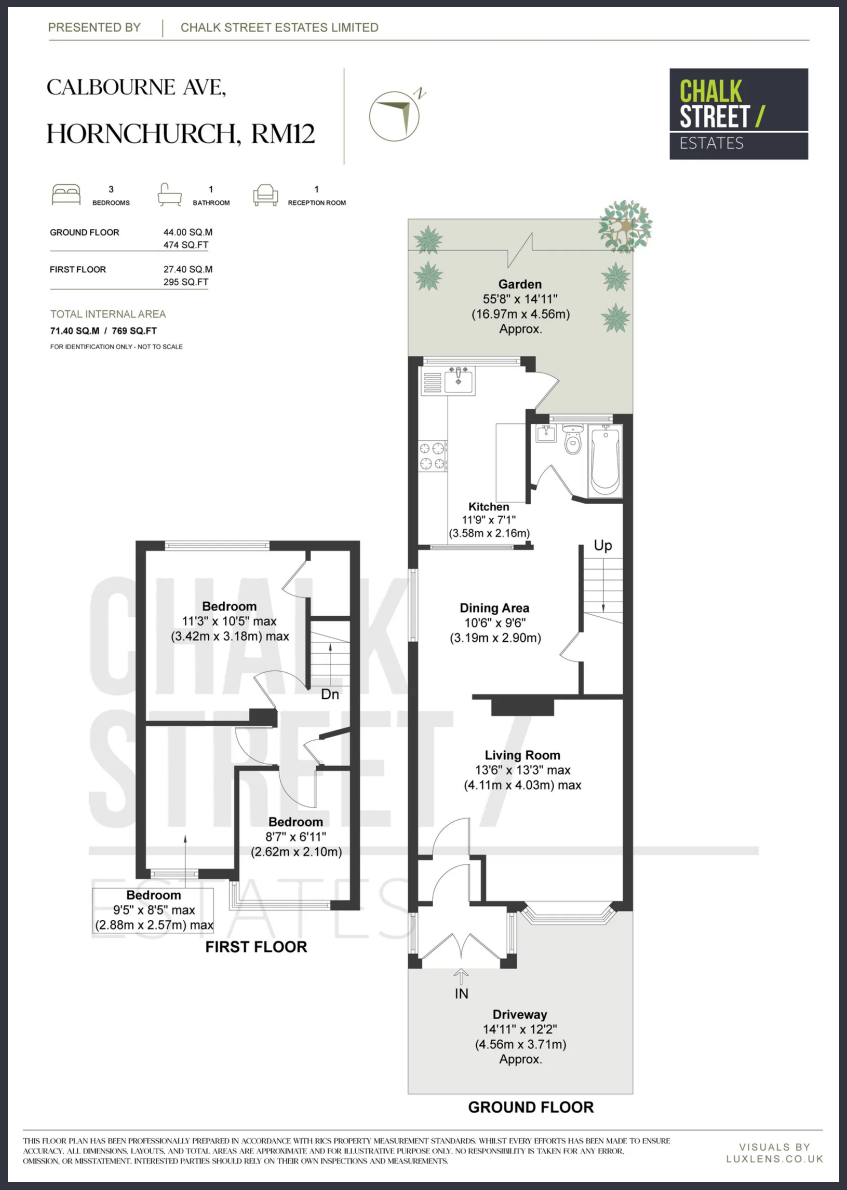

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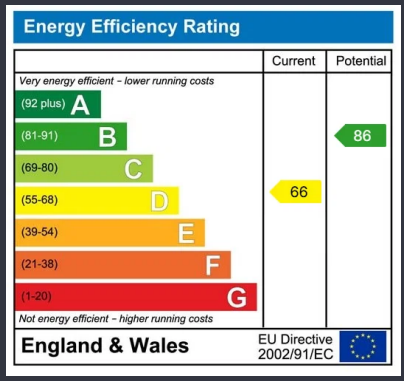

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Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/