

Upper Rainham Road, Hornchurch, RM12

Offers Over **£500,000**

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

Offered for sale with the added advantage of no onward chain and ideally located within close proximity of local schools, amenities and transport links is this well-presented four-bedroom semi-detached house. Amassing approximately 1,468 sq. ft. including the garage, the home offers a spacious reception room, an open-plan kitchen and dining area, and a versatile family room overlooking the garden.

Upon entering the home, you are greeted by an entrance hall with a handy ground-floor W/C.

Drawing light from a large window to the front elevation, the reception room measures 16'11" x 16'7" and is centred around a feature fireplace. Finished with recessed spotlights and carpet underfoot, the room has an open staircase rising to the first floor and flows through to the dining area.

Measuring 16'11" x 12'5", the kitchen and dining area provides ample space for a family dining table. The kitchen comprises a range of fitted wall and base units, a built-in oven and hob, and a generous peninsula that provides additional worktop space. A side door opens onto the passageway, whilst the dining area leads through to the rear family room.

Measuring 12'10" x 8'9", the family room is currently arranged as a playroom. An attractive curved bay window looks out onto the garden, whilst sliding doors open directly onto the patio.

Heading upstairs, the first floor hosts four bedrooms. Positioned to the front, the principal bedroom measures 13'7" x 8'11" and draws light from a wide window. The other front-facing bedroom measures 10'7" x 6'10", whilst the two rear bedrooms measure 9'7" x 8'4" and 9'7" x 8'2".

Rounding off the internal accommodation is the family bathroom, fitted with a panelled bath with a glazed screen, a vanity wash basin and a W/C.

Externally, the property is set back behind a lawned frontage with a pathway leading to the entrance and gated side access. The rear garden measures approximately 50' x 22'2" and commences with a paved patio, with steps rising to a lawn and a pathway leading towards the detached double garage.

This property also enjoys an enviable position directly opposite green belt land, offering an attractive open outlook with the added appeal of protected surroundings. Viewing is highly recommend to see what this home has to offer.













- No Onward Chain
- Four Bedrooms Semi-Detached House
- Spacious Reception Room
- Large Kitchen / Diner
- Ground Floor W/C
- Well Presented Throughout
- 50' Rear Garden
- Double Garage To Rear
- 1 Mile From Romford Elizabeth Line Station
- Walking Distance To Harrow Lodge Park

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be EE

Mobile Coverage: No known mobile phone signal issues advised

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.




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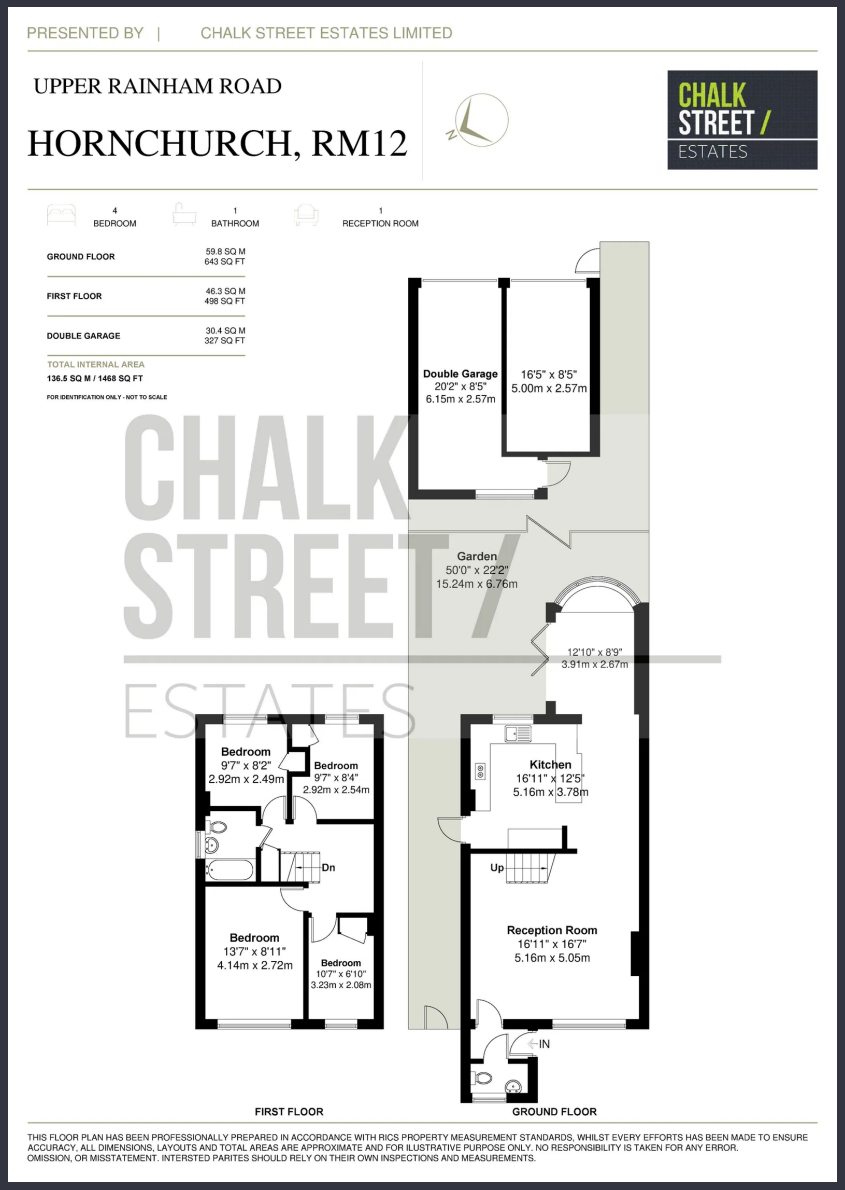





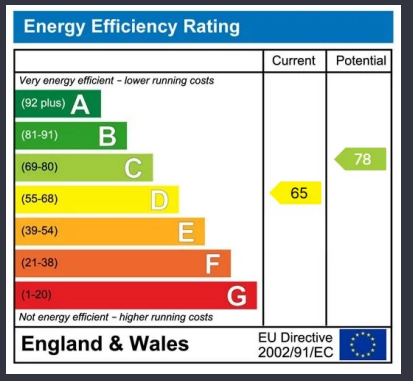

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