

Upper Rainham Road, Hornchurch, RM12

Offers Over **£625,000**

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Offered for sale with the added advantage of no onward chain, this extended four-bedroom semi-detached house is conveniently situated close to local shops, schools and amenities and less than a mile from Romford Elizabeth line station.

Amassing approximately 1,549 sq. ft. including the outbuilding, the property offers three separate reception spaces, a ground-floor bathroom and a first-floor shower room. Outside, there is a generous rear garden and a block-paved driveway providing ample off-street parking. The property boasts scope to increase the overall size with an additional 3m extension to the rear and loft conversion (Subject To Planning Permission).

Upon entering the home, you are greeted by a welcoming hallway with stairs rising to the first floor. To one side is a front-facing reception room measuring 14'4" x 9', which could serve as a snug, playroom or home office. Across the hallway, the separate dining room measures 12'8" x 10'8" at its maximum points and draws light from a wide front window.

Positioned at the rear, the spacious living room measures 20'4" x 10'2" at its maximum points. An archway leads to a raised seating area overlooking the garden, with French doors opening directly onto the patio.

The kitchen measures 10'11" x 8'6" and features wood-effect wall and base units, worktops extending along three sides, a built-in oven and a gas hob with an extractor above. A single door provides further access to the garden.

A well-proportioned bathroom with a bath and vanity storage completes the ground floor.

Upstairs, there are four bedrooms, consisiting of three doubles and a spacious single. The principal bedroom measures 16'8" x 12'8" at its maximum points and benefits from two front-facing windows. The remaining bedrooms measure (11'5" x 10'4"), (9'7" x 8'11") and (9' x 8'4").

Completing the internal layout is the shower room.

The rear garden extends to approximately 49'9" and begins with a paved patio with space for outdoor dining. Beyond the patio, the garden is predominantly laid to lawn and bordered by established shrubs and planting. At the far end, an outbuilding measuring 13'11" x 12'1" provides useful storage.

Viewing is advised to appreciate the space and flexibility this home offers.













According to the vendor:

Heating: Gas

Broadband: Not connected

Mobile Coverage: Reliable with no known issues

Sewerage: Mains

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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
- Four Bedrooms
- Semi-Detached House
- Extended to The Side and Rear
- Three Reception Rooms
- Spacious Ground Floor Bathroom
- Family Bathroom
- Off Street Parking
- 49'9 Rear Garden With Outbuilding
- 0.8 Miles From Romford Elizabeth Line Station








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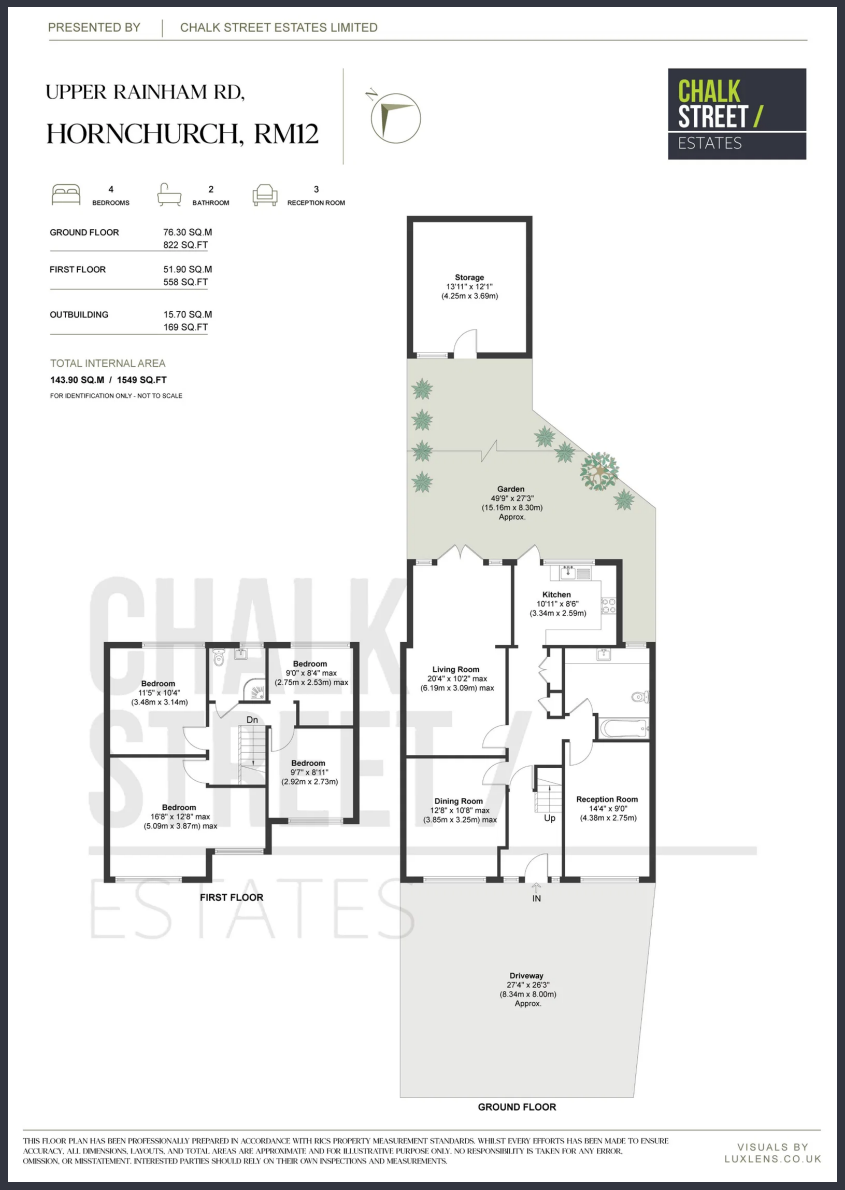

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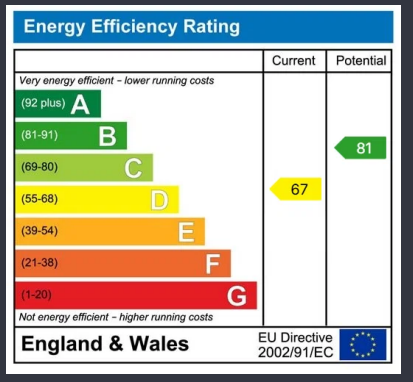

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