



Northumberland Avenue, Hornchurch, RM11
Offers Over £570,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Offered for sale with the added advantage of no onward chain, situated just 0.3 miles from Gidea Park Elizabeth Line station, walking distance to Haynes Park and David Lloyd health club is this three double bedroom end of terrace house. The property has been recently extended and refurbished throughout and would suit those looking for a property in turn-key condition.

Upon entering the home, you are greeted with a spacious open plan living / dining room with stairs rising to the first floor. Measuring 22'1 x 15'3, the large bright and spacious room is the perfect space for modern family living, flowing seamlessly through to the kitchen at the rear of the home.

The kitchen comprises numerous high gloss wall and base units, ample worktop space and room for essential appliances.

Positioned off such is the utility area which provides access out onto the rear garden.

Also accessed from the utility area, is the stunning ground floor shower room.

Completing the ground floor footprint is the additional reception room which can be used for a variety of purposes such as study, playroom, home office or TV room.

Heading upstairs there are three well proportioned double bedrooms, the largest measuring 12'8 x 12'5. All three rooms are beautifully decorated and enjoy newly fitted, luxury carpets underfoot.

Rounding off the internal layout is the modern and newly fitted family bathroom with walk-in shower.

Externally, to the front there is ample off street parking via the brick paved driveway.

The west facing rear garden measures 84' and commences with a large patio area whilst the remainder is predominately laid to lawn with a mature border to one side.

Early viewing is advised to fully appreciate everything this fabulous home has to offer.

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.





Entrance

Reception / Dining Room

22' 1" x 15' 3" (6.73m x 4.64m) max

Study

15' 1" x 4' 11" (4.59m x 1.50m)

Kitchen

14' 9" x 9' (4.49m x 2.74m)

Ground Floor Shower Room

First Floor Landing

Bedroom 1

12' 8" x 12' 5" (3.86m x 3.78m) max

Bedroom 2

9' 4" x 8' 6" (2.84m x 2.59m)

Bedroom 3

12' 4" x 6' 7" (3.76m x 2.01m)

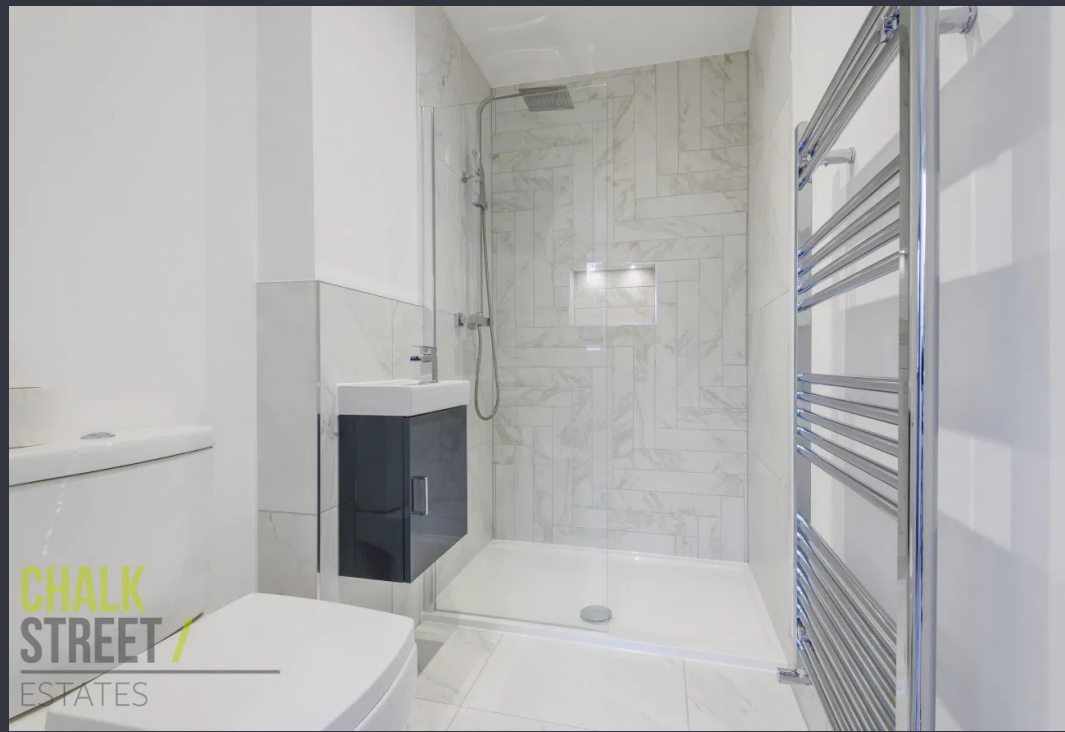
Family Bathroom

Rear Garden

84' (25.58m) approx.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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 

Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>