



**Bruce Avenue, Hornchurch, RM12**  
**£475,000**



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

Offered for sale with the added advantage of no onward chain, ideally situated within walking distance to Hornchurch Town Centre and just 0.5 miles from Hornchurch station, is this extended, 2 bedroom terraced house.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor.

Drawing light from the attractive walk-in bay window, the lounge measures 15'2 x 13'2 and enjoys deep skirtings and wooden flooring underfoot. An archway provides access through to the dining area at the heart of the home, measuring 18'6 x 9'2.

From here, steps lead down to the kitchen which is situated within the rear extension. The stylish kitchen comprises numerous wall and base units, ample worktops, a centre breakfast island and room for essential appliances. Bi-folding doors open out onto the rear garden whilst the large overhead sky lantern floods the room with natural light.

Completing the ground floor footprint is the W/C.

Heading upstairs there are two well-proportioned bedrooms which both boast storage.

Rounding off the internal layout is the tiled family bathroom.

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

The 77' rear garden commences with a large patio area whilst the remainder is laid with lawn. At the base of the garden there is a large shed (14'5 x 7'3) which provides ample storage.

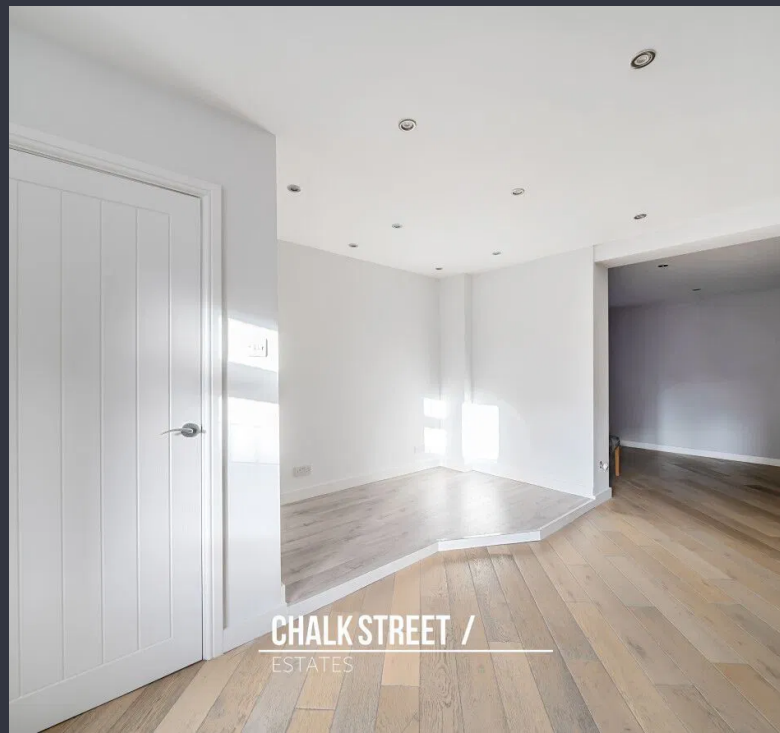
Viewing is highly recommended to fully appreciate all this family home has to offer.

*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.*





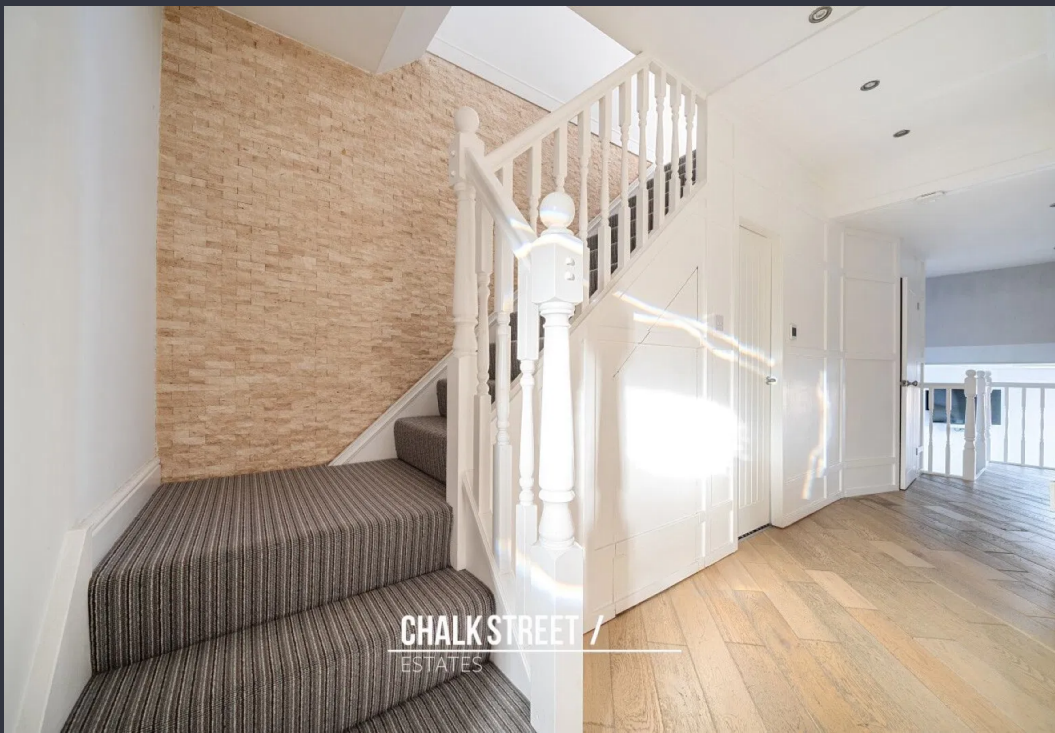
- No Onward Chain
- Two Bedrooms
- Terraced House
- Two Reception Rooms
- Stylish Kitchen
- Spacious Bathroom
- Ground Floor W/C
- 77' Rear Garden
- 0.5 Miles From Hornchurch Underground Station
- Walking Distance To Hornchurch Town Centre











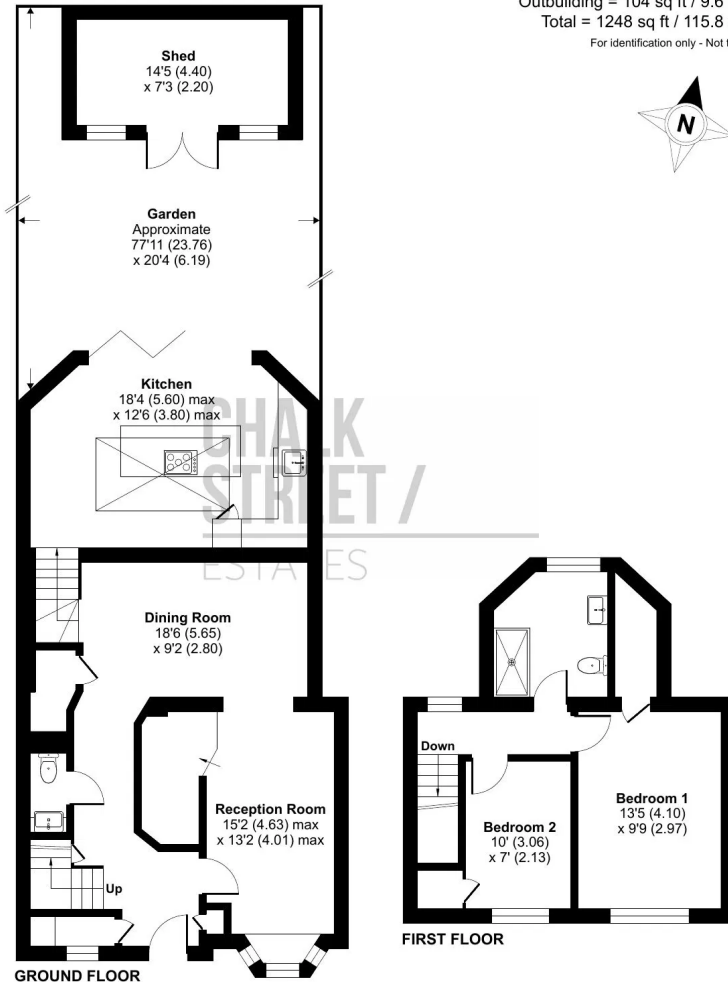




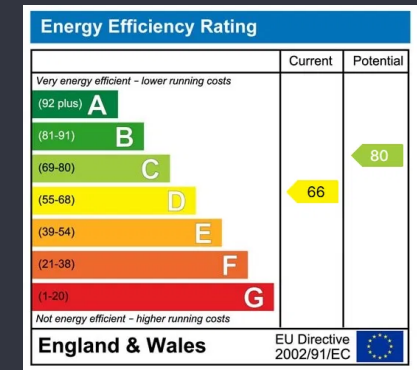


## Bruce Avenue, Hornchurch, RM12

Approximate Area = 1144 sq ft / 106.2 sq m  
 Outbuilding = 104 sq ft / 9.6 sq m  
 Total = 1248 sq ft / 115.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Chalk Street Estates Limited. REF: 1387940



## Chalk Street Estates - Sales

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