



**Detling Close, Hornchurch, RM12**

Offers In The Region Of **£490,000**

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

Nestled away within a quiet cul-de-sac, just 0.7 miles from Elm Park Underground station and within walking distance from Ofsted 'Outstanding' rated Scotts Primary is this 3 bedroom, end of terrace house.

Upon entering the property, you are welcomed by an entrance hallway which provides access to the principal reception room positioned at the front of the home and offers a comfortable space currently arranged as a playroom but would not be limited to that use.

Moving further into the property, the ground floor opens into an impressive open-plan reception and dining room measuring approximately 33'5 x 10'11. This expansive living space forms the heart of the home, offering ample room and benefiting from excellent natural light.

To the rear of the property is the kitchen, which is fitted with a range of base units providing practical storage, along with generous worktop space and room for essential appliances. The kitchen also provides direct access to the rear garden through a set of double doors.

Adjacent to the kitchen is a utility room, offering additional storage and laundry space, along with a ground floor WC, adding further practicality to the layout.

Stairs from the hallway lead to the first floor landing, where the property offers three well-proportioned bedrooms. There are two double bedrooms which provide comfortable accommodation while the third is a single bedroom and currently arranged as a nursery.

The first floor is completed by a four-piece family bathroom.

Externally, the property benefits from a well proportioned rear garden which commences with a wooden decking area with the remainder laid with artificial lawn making this an easy to maintain outdoor space.

The property also benefits from off street parking via the driveway and convenient side access allowing direct entry to the rear garden from the front of the house.

Viewing is strongly recommended to fully appreciate the space and layout on 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.*





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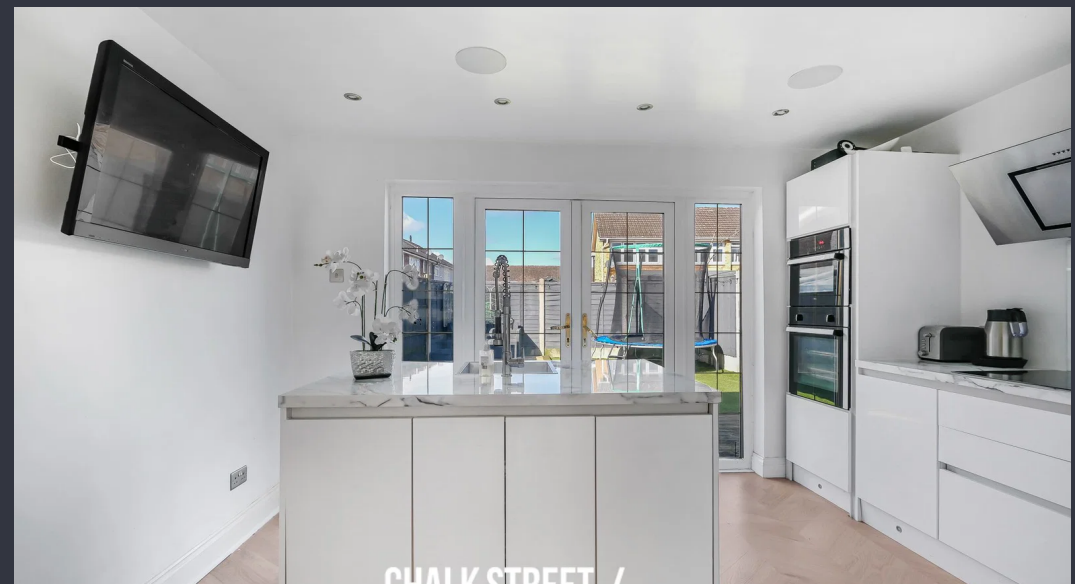
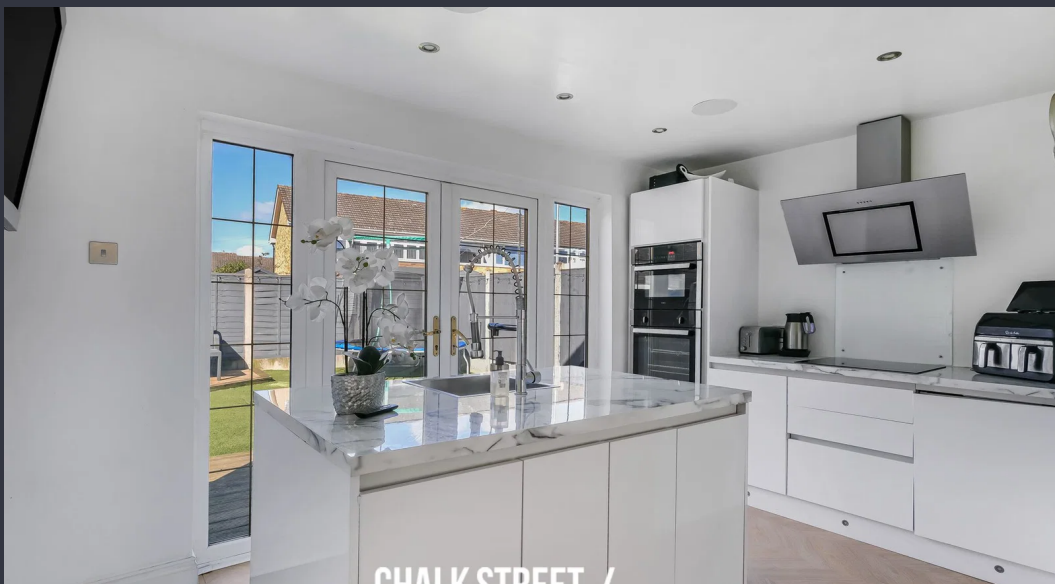
- Three Bedrooms
- End of Terrace House
- Well Presented Throughout
- Spacious Reception / Dining Room
- Well Appointed Family Bathroom
- North Facing Rear Garden
- Off Street Parking
- Excellent Transport Links
- 0.7 Miles From Elm Park Underground Station
- Walking Distance From Ofsted 'Outstanding' Scotts Primary



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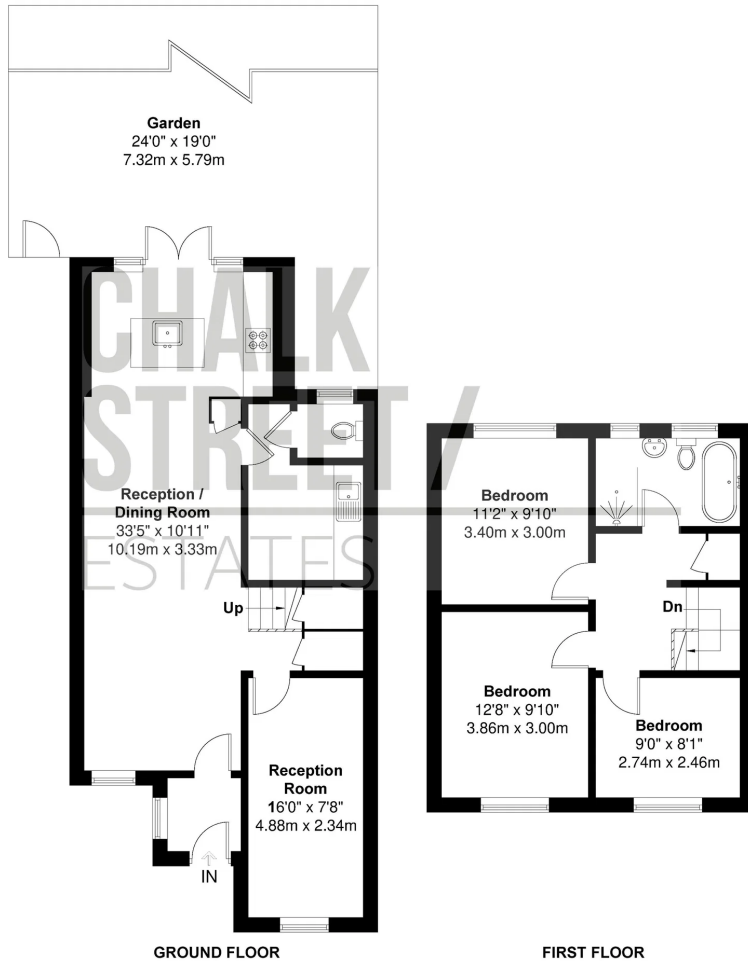


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# Detling Close, Hornchurch, RM12

Approximate Area = 107.7 sq m / 1159 sq ft  
For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for © Chalk Street Estates Limited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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