



**Guide Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Chiltern Gardens,  
Hornchurch, Essex,  
RM12**



## Main features

- No onward chain
- Off road parking at the front
- Large and mature rear garden
- Less than half a mile to Hornchurch Station
- Close to local schools & amenities



### Nearest Schools

Primary Schools: Benhurst Primary 0.6 miles, Suttons Primary 0.7 miles, Hacton Primary 0.9 miles  
Secondary Schools: Abbs Cross Academy 0.6 miles, The Sanders Draper School and Specialist Science College 1.6 miles, Emerson Park School 1.7 miles



### Transport Information

Train Stations: Hornchurch 0.4 miles, Elm Park 1.0 miles, Upminster Bridge 1.5 miles, Emerson Park 1.5 miles, Upminster 2.3 miles

## Accommodation

### GROUND FLOOR

#### Hallway

Bedroom 1 : 13'2 up to bay x 10'6 into fitted wardrobes (4.02m x 3.20m)

Shower Room : 6'3 x 5'4 (1.91m x 1.63m)

Kitchen : 12'6 (3.81m) x 8'9 (2.67m) narrowing to 5'6 (1.68m)

Lounge: 23'8 x 10'6 (7.22m x 3.20m)

Bedroom 2 : 8'9 x 8'9 (2.67m x 2.67m)

### OUTSIDE

#### Rear garden

#### Off road parking

Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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