



CHALK STREET /

Gatwick Way, Hornchurch, RM12

£325,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Ideally located within walking distance of both Hornchurch and Upminster Bridge stations is this beautifully presented two-bedroom ground-floor maisonette. Offering approximately 756 sq. ft. of internal living accommodation, the property boasts two double bedrooms, a modern kitchen and bathroom and a substantial private rear garden.

Upon entering the home, you are greeted by a welcoming entrance hallway, which provides access to all rooms and benefits from useful built-in storage.

Located at the rear of the property, the spacious lounge/diner measures 14'10" x 13'3" at the widest points. Beautifully presented throughout, the room features wood-effect flooring, contemporary vertical radiators, a feature fireplace and attractive timber wall panelling, while offering ample space for both lounge and dining furniture.

Also positioned at the rear is the modern kitchen, measuring 10'4" x 9'11". Comprising numerous wall and base units, ample worktop space, metro-tiled splashbacks and a breakfast bar, the room also benefits from an integrated oven, gas hob and extractor hood, together with space for freestanding appliances. A glazed door provides direct access to the rear garden.

The largest of the two double bedrooms measures 13'5" x 9'5" and benefits from extensive fitted wardrobes. Bedroom two is another well-proportioned double room, measuring 13'4" x 9'11", and is currently arranged as a home office and exercise room, highlighting the versatility of the accommodation.

Completing the internal layout is the stylish family bathroom, comprising a panelled bath with shower attachment and glazed screen, wash hand basin set within a vanity unit and W/C. The room is finished with metro-style wall tiling and patterned tiled flooring.

Externally, the property enjoys its own front garden, with a pathway leading to the private entrance and gated side access to the rear.

The substantial rear garden measures approximately 58'6" x 31'10" at the widest points and commences with a generous shingled seating area, ideal for outdoor dining and entertaining. The remainder is predominantly laid to lawn, with established hedging and timber fencing to the boundaries.

With its generous accommodation, excellent presentation, private garden and convenient location, this attractive maisonette represents an ideal first-time purchase.





- Two Bedrooms
- Beautifully Presented Throughout
- Ground Floor Maisonette
- Spacious Lounge / Diner
- Ideal First Purchase
- Private Rear Garden
- Within 0.5 Miles to Both Hornchurch & Upminster Bridge Stations
- Lease to be Extended Upon Completion (183 Years)
- Ground Rent £10 P.A.
- Service Charge £915.60 P.A.
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According to the vendor:

Lease Length: 84 years currently, however the vendor has advised they will be extending the lease by a further 99 years, resulting in approximately 183 years remaining by time of completion.

Ground Rent: £10 p.a.

Service Charge: £915.60 p.a.

Heating: Gas central heating

Broadband: Broadband is available, with the current supplier understood to be Community Fibre

Mobile Coverage: Good connection, with no issues advised

Sewerage: Connected to the mains sewer network

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.



GATWICK WAY,
HORNCHURCH, RM12



**CHALK
STREET /**
ESTATES

2 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

TOTAL INTERNAL AREA
70.20 SQ.M / 756 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE

Garden
58'6" x 31'10"
(17.82m x 9.71m)

Lounge/Diner
14'10" x 13'3" max
(4.53m x 4.04m) max

Kitchen
10'4" x 9'11"
(3.16m x 3.03m)

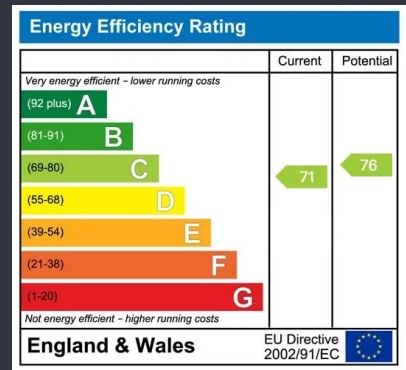
Bedroom
13'5" x 9'5"
(4.10m x 2.87m)

Bedroom
13'4" x 9'11"
(4.07m x 3.03m)

Front Garden
18'9" x 14'7"
(5.72m x 4.44m)

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
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Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

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