



CHALK
STREET /
ESTATES

Globe Road, Hornchurch, RM11

Offers Over **£425,000**

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

Offered for sale with the added advantage of no onward chain is this handsome two bedroom semi-detached house. Positioned within a sought after area, just 0.6 miles from Romford Elizabeth Line station and within walking distance to local schools, shops and Hylands Park, this lovely home enjoys two reception rooms, two bathrooms and two double bedrooms.

Upon entering the home, you are greeted with an entrance hall providing access to both the reception room on your left and dining room on your right. The hallway also provides handy under stair storage

Drawing light from the attractive walk-in bay window, the principal reception room is decorated with modern tones throughout and features a beautiful exposed brick chimney breast.

At the heart of the home is the dining area. Decorated with a neutral palette, further features include a cast iron fireplace, luxury carpet under foot as well as a discreet staircase rising to the first floor.

The bright and modern kitchen boasts numerous wall and base units, ample work surfaces and several integrated appliances. A single door leads out onto the rear garden.

Completing the ground floor footprint is a handy shower room and WC.

Heading upstairs there are two spacious double bedrooms that are both beautifully decorated with original fireplaces and built-in storage.

The spacious and well-appointed family bathroom with separate shower cubicle is accessed off bedroom one.

Externally, there is a low maintenance gated front garden with side access.

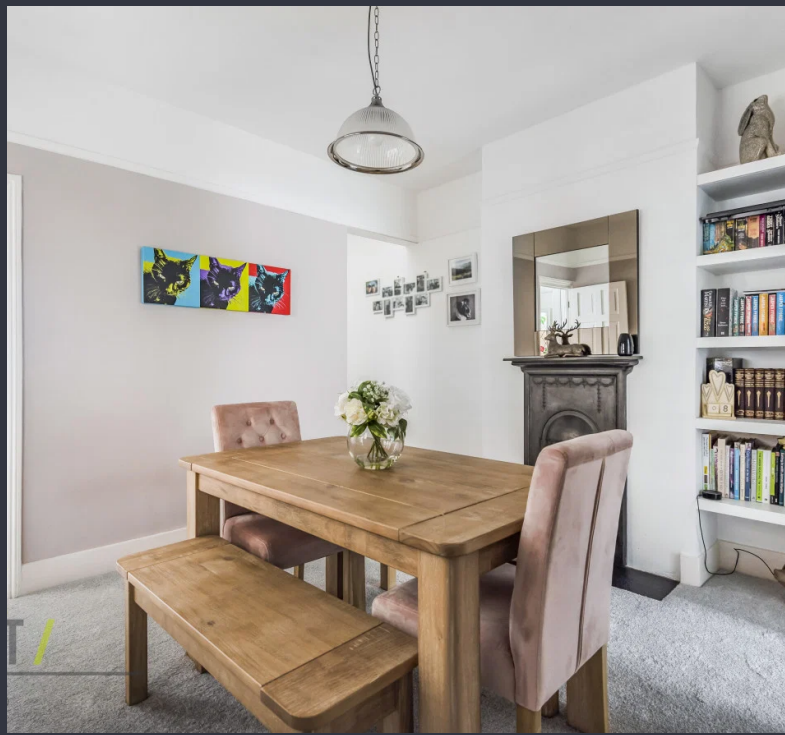
The private south-west facing rear garden commences with a patio area then is mostly laid to lawn. At the base of the garden there is a storage shed measuring 11'10 x 7'11.

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.

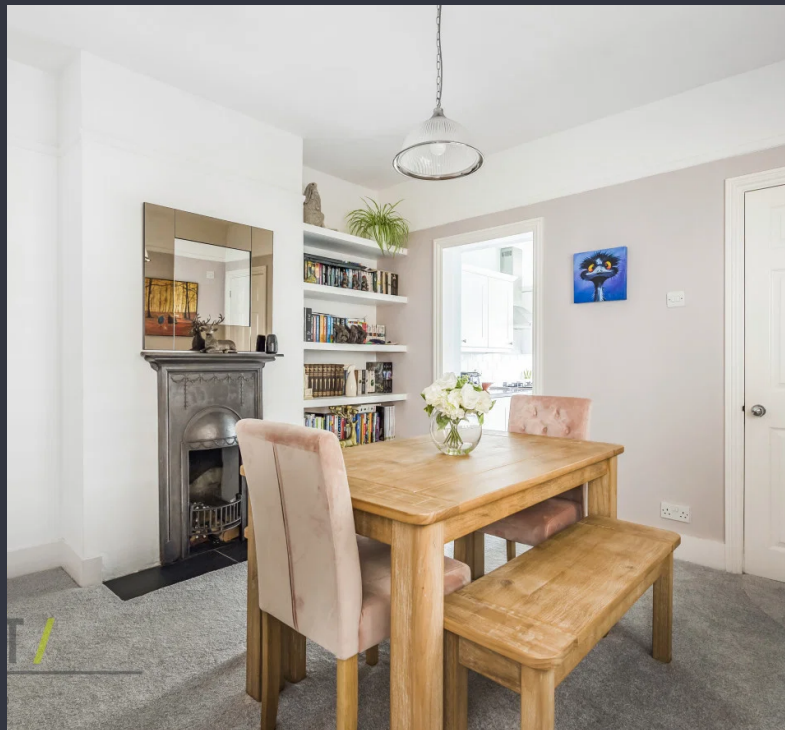
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

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
- 2 Bedroom Semi-Detached House
- Character Property
- Ideal First Purchase
- 2 Reception Rooms
- 2 Bathrooms
- Beautifully Presented Throughout
- South West Facing Garden
- 0.6 Miles To Romford Elizabeth Line Station
- Walking Distance To Local Shops & Hylands Park





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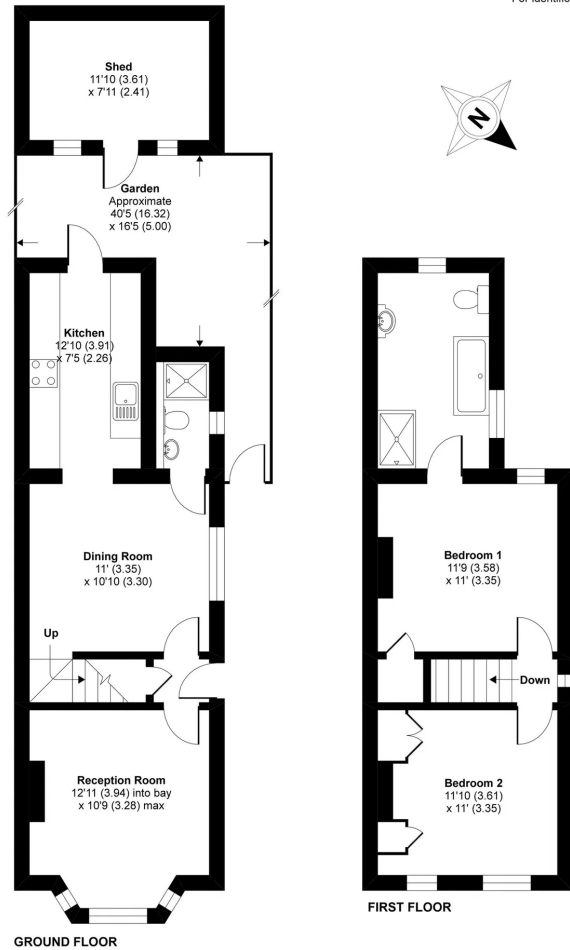
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Approximate Area = 859 sq ft / 79.8 sq m

Shed = 92 sq ft / 8.5 sq m

Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Chalk Street Estates Limited. REF:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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