



CHALK STREET /
ESTATES

Diban Avenue, Hornchurch, RM12

Offers Over **£535,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located within close proximity of Elm Park Underground station, is this extended three bedroom semi-detached house.

The internal accommodation commences with an entrance hallway, with stairs rising to the first floor and access to the majority of the ground floor arrangement.

Drawing light from the large window to the front elevation, the principal reception space is decorated with neutral tones throughout. Sliding doors open onto the spacious dining room at the rear of the home which enjoys views across the garden via the large window. Both of these rooms are well presented with a neutral palette and enjoys wooden flooring that flows seamlessly underfoot.

Leading off from the hallway, and also accessed from the dining room, is the kitchen / breakfast room comprises numerous wall and base units, ample Quartz worktop surfaces and appliances such as dishwasher, integrated double oven, freestanding washing machine and tumble dryer. Double patio doors open onto the rear garden.

The ground W/C completes the footprint.

Heading upstairs, there are two generously proportioned double bedrooms and a final single bedroom. All three bedrooms are well presented with bedroom 2 boasting fitted wardrobes.

Finishing the internal layout is the family bathroom.

The home also enjoys a SMART heating thermostat and handy loft space which can be converted to a useable space.

Externally, to the front, there is ample off street parking and side access to the garage positioned within the garden.

The 80' rear garden commences with a large patio area, providing an ideal space for relaxing on summer evenings, whilst the remainder is predominately laid to lawn.

Viewing is highly recommended to fully appreciate this wonderful family home.

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.





- Three Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Reception Room
- Open Plan Kitchen / Breakfast Room
- Ground Floor Cloakroom
- Off Street Parking With Side Access to Garage
- 80' Rear Garden
- Walking Distance To Local Schools and Shops
- 0.2 Miles From Elm Park Station

According to the vendor:

Heating: Gas central heating (combi boiler)

Broadband: Connected, supplier understood to be Virgin Media

Mobile Coverage: Vendor advises mobile reception is generally very reliable, with no known signal issues

Sewerage: Mains drainage understood, with no private drainage system advised





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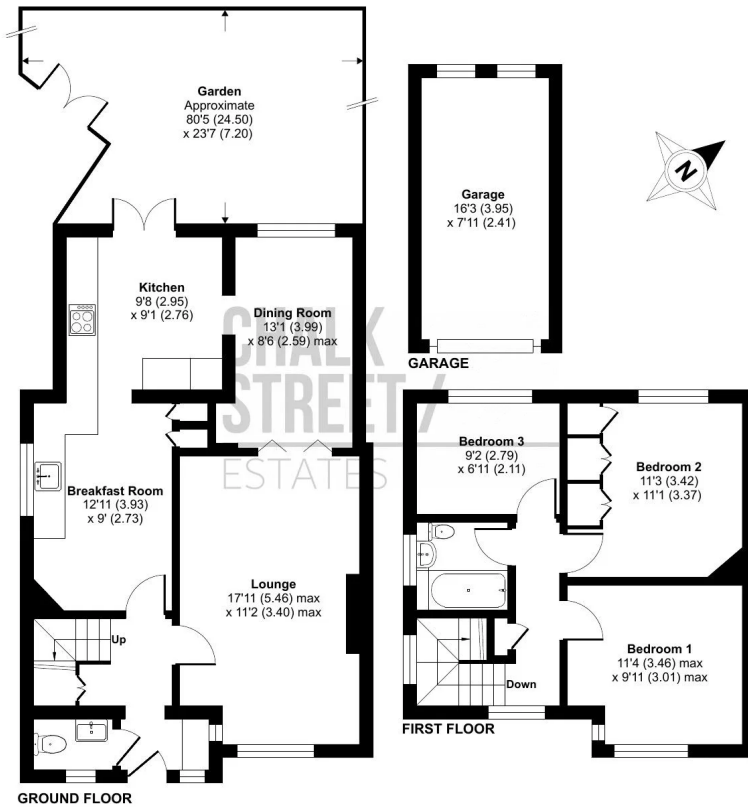


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Approximate Area = 1029 sq ft / 95.9 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1157 sq ft / 107.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Chalk Street Estates Limited. REF: 1266710



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/