



CHALK STREET /
ESTATES

Hutchins Close, Hornchurch, RM12

Offers Over £280,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with no onward chain, this well-presented two bedroom second floor flat is ready for immediate occupation. Ideally located within walking distance of Hornchurch Underground Station, Hornchurch High Street, and Hornchurch Country Park, the property enjoys a peaceful yet convenient position, perfect for first-time buyers or investors alike.

The accommodation commences with a welcoming hallway providing access to all rooms and loft access (with pull-down ladder) for additional storage.

The spacious reception / dining room measures 17'8 x 9'8 and offers ample space for both seating and dining areas, while the separate fitted kitchen features modern cabinetry, work surfaces, and space for appliances.

There are two well-proportioned double bedrooms, both 12'9 in length, with the principal bedroom benefitting from fitted wardrobes.

A modern bathroom completes the internal layout.

Additional benefits include double glazed windows throughout and fibre broadband connectivity.

Externally, the property includes allocated permit parking plus an additional visitor permit, as well as access to well-maintained communal gardens.

Having been owner-occupied for the past 10 years, the current seller is relocating for work – a reflection of the property's comfort, peaceful setting, and the strong sense of community within the area.

According to the seller:

- Lease Length: 155 Years
- No Ground Rent.
- Service Charge: £1,045 p.a.

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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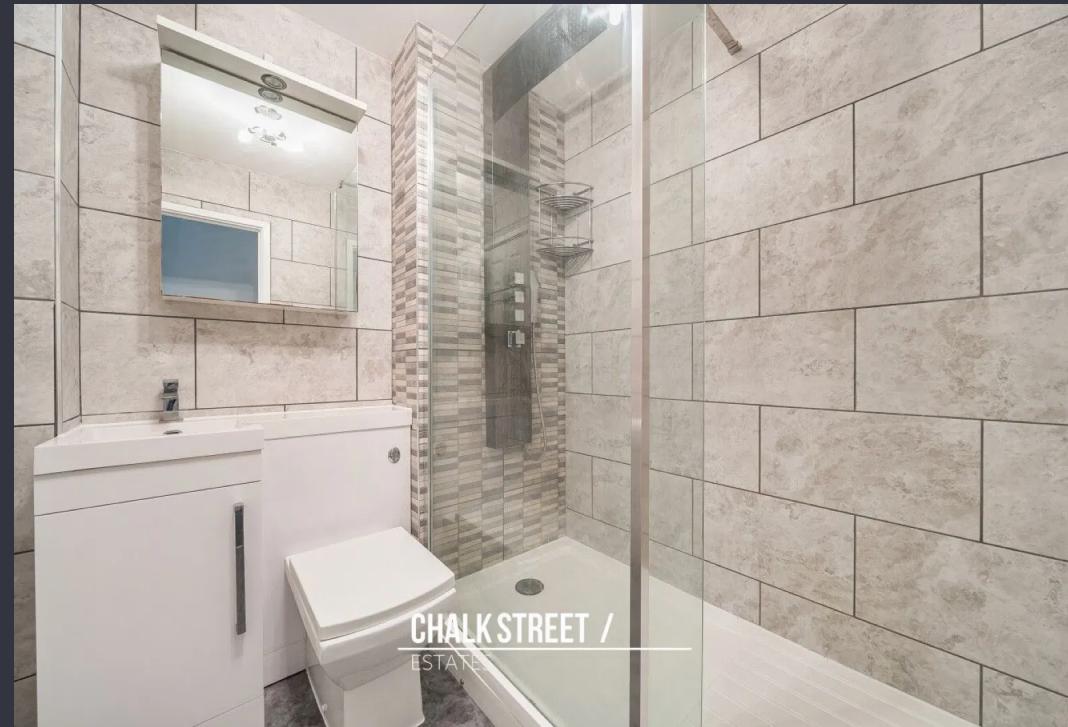
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- No Onward Chain
- Two Bedrooms
- Second Floor Apartment
- Spacious Reception / Dining Room
- Separate Kitchen
- Loft Access with Pull-Down Ladder
- Allocated Parking Plus Visitor Permit
- Walking Distance to Hornchurch Station, Town Centre & Country Park
- 155 Years Remaining On Lease
- No Ground Rent

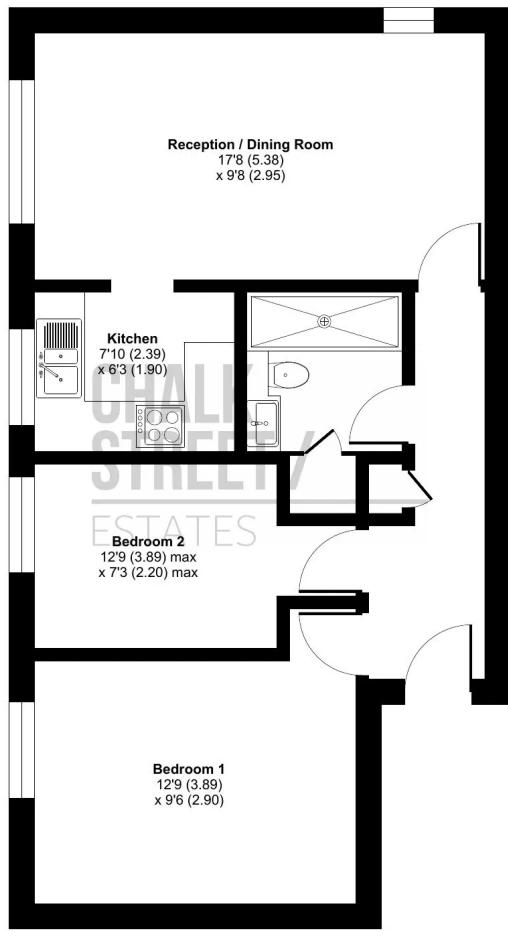




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Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Chalk Street Estates Limited. REF: 1373884



Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

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