

Bruce Avenue, Hornchurch, RM12

Offers Over £500,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Offered for sale with the added advantage of no onward chain, this three-bedroom semi-detached house is suitably located at the end of a quiet close, just 0.5 miles from Hornchurch Underground Station and within walking distance of Hornchurch Town Centre. Additionally, the property is just a short stroll from Harrow Lodge Park and Leisure Centre.

Upon entering the home, you are greeted by a welcoming entrance hallway, with stairs rising to the first floor.

Drawing light from the large window to the front elevation, the spacious reception room measures 15'7 x 10'3. Further features include deep skirting boards, decorative cornicing, neutral tones and high-quality wooden flooring underfoot, creating a comfortable and inviting atmosphere.

Undoubtedly forming the heart of the home, spanning the rear and positioned predominantly within the rear extension, is the open-plan kitchen/dining room. Measuring 16'9 x 13'6, the kitchen comprises numerous wall and base units, worktops along two sides and a range of integrated appliances, including a fridge/freezer, oven, hob, washing machine and tumble dryer. With heavy-duty black stone tiling underfoot, the room provides ample space for a sociable family area, together with a large dining table and chairs, making it ideal for modern family living. Sliding doors open onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Heading upstairs, there are two well-proportioned double bedrooms and a further single bedroom, each of which is tastefully decorated.

Finishing the internal accommodation is a well-appointed, modern family bathroom, serving the needs of the household.

Externally, to the front there is a well-maintained garden, neatly framed by a low brick wall and enhancing the property's kerb appeal.

To the rear, the unoverlooked, south-facing garden extends approximately 48'3, providing an excellent outdoor space for relaxation and enjoyment. A side alley provides private access to the rear garden and is not a public footpath.

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
- Three Bedrooms
- Semi-Detached House
- Extended To Rear
- Open Plan Kitchen / Diner
- Spacious Reception Room
- 48'3 South Facing Rear Garden
- Walking Distance To Hornchurch Town Centre
- 0.5 Miles From Hornchurch Underground Station
- Walking Distance To Harrow Lodge Park and Leisure Centre

According to the vendor:

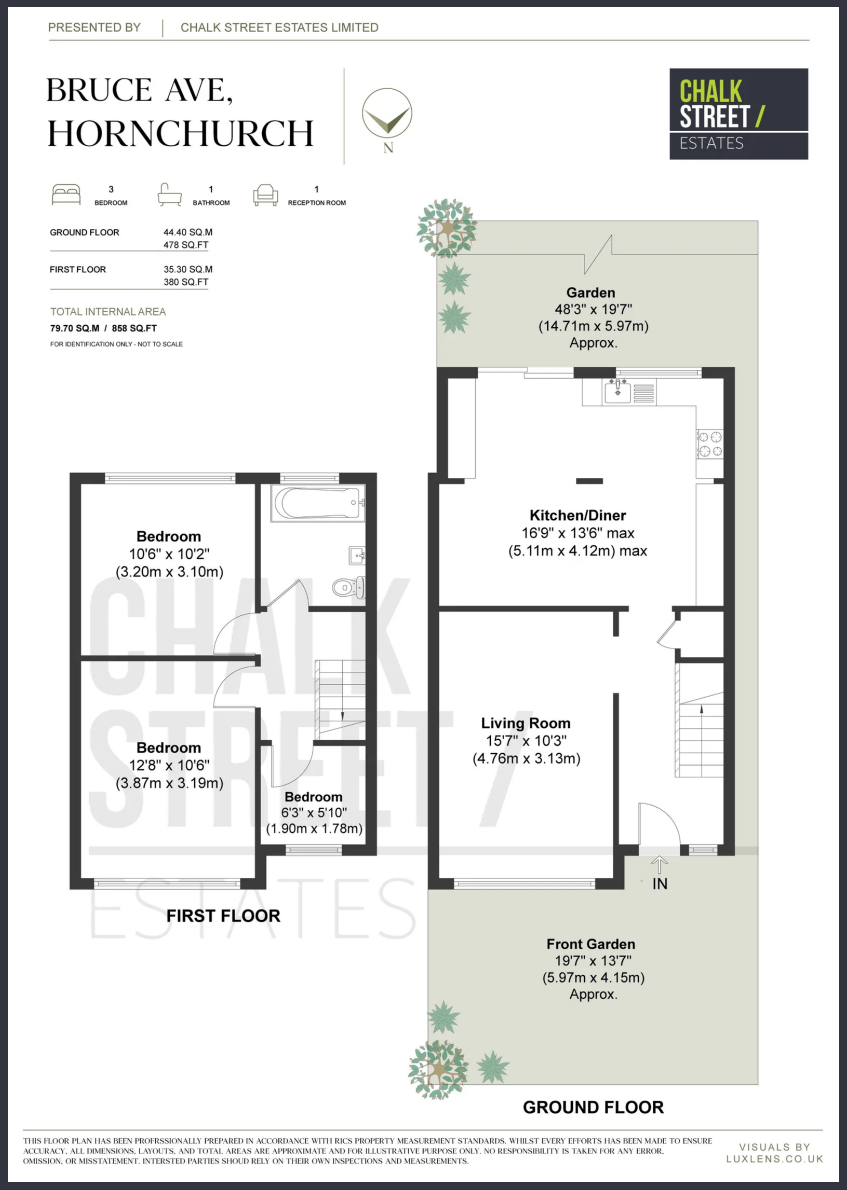
Heating: Gas central heating
Broadband: full fibre broadband at the property by EE currently
Mobile Coverage: Good connection with no known issues
Sewerage: Mains drainage understood, with no private drainage system advised


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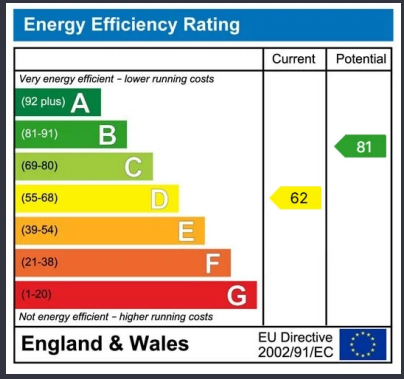

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