



Cedar Road, Hornchurch, RM12

Offers Over **£575,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Situated just 0.4 miles from Hornchurch Underground station, within walking distance to local shops and schools, is this beautifully presented four bedroom, end of terrace house.

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

The ground floor accommodation comprises a spacious, open-plan reception / dining room measuring approximately 28' x 11'3. At the front of the home, the large walk-in bay window floods the room with an abundance of natural light. With high-quality wooden flooring flowing underfoot, this bright and airy room is beautifully presented throughout and provides an ideal space for modern family living.

Adjacent this, the modern kitchen comprises ample worktop space to two sides and has an abundance of base and wall units for storage. Additionally, a single backdoor provided access to the rear garden. Situated in front of the patio doors, there is ample space for a dining table and chairs outside.

Heading up to the first floor, there are two double bedrooms and a further single. Bedroom 2, at the front of the home, boasts a large walk-in bay window and fitted wardrobes. Bedroom 3 also enjoys fitted wardrobes.

Also located on the first floor is the family bathroom.

The loft has been converted to provide a spacious double bedroom which benefits from fitted wardrobes, roof windows and its own en-suite shower room.

The impressive 135 Ft. rear garden is paved with the majority laid to lawn. There is also a detached garage that benefits from rear access.

Externally, to the front there is a brick paved driveway which provides off street parking.

Viewing is highly recommended to fully appreciate this lovely 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.*





- Four Bedroom End of Terrace House
- Converted Loft Space
- Well Presented Throughout
- Large Open-Plan Living / Dining Room
- 135 Ft. Rear Garden
- Detached Double Garage via Rear Access
- Off Street Parking
- Close Proximity To Hornchurch Town Centre & Harrow Lodge Park
- Walking Distance To Local Schools
- 0.4 Miles From Hornchurch Station

**According to the vendor:**

Heating: Gas Central Heating  
Broadband: Connected, supplier understood to be Virgin  
Mobile Coverage: Vendor advises there are no known signal issues  
Sewerage: Mains drainage understood, with no private drainage system advised



**CHALK STREET /**  
ESTATES





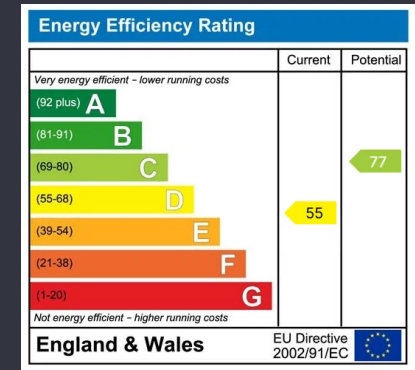


## Cedar Road, Hornchurch, RM12

Approximate Area = 1032 sq ft / 95.8 sq m  
 Limited Use Area(s) = 76 sq ft / 7 sq m  
 Garage = 367 sq ft / 34 sq m  
 Total = 1475 sq ft / 136.8 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). © richcom 2024. Produced for Chalk Street Estates Limited. REF: 1179907



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