



Guardian Close, Hornchurch, RM11
£625,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Positioned within the popular St. Leonards Hamlet development, is this well presented, four bedroom detached house.

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

Drawing light from the dual aspect windows, the living room measures an impressive 15'6 x 11'1 and is decorated with neutral tones throughout, featuring a centre fireplace.

At the rear of the home, the stunning open plan kitchen / dining room comprises numerous wall and base units, ample worktops extending into a breakfast bar and space for essential appliances. French doors open onto the rear garden.

The garage has been part converted to provide a separate utility room which enjoys additional storage units and room for appliances.

Completing the ground floor footprint is the W/C, positioned off the hallway.

Heading upstairs, there are three comfortable double bedrooms and a further single bedroom. All three rooms are well presented with the master bedroom boasting its own en-suite shower room. Bedroom 3 enjoys a fitted wardrobe.

Finishing the internal layout is the four-piece family bathroom.

Externally, there is off street parking to the front via the paved driveway and access to the garage / storeroom which measures 8'10 x 7'8.

The rear garden commences with a patio area, ideal for entertaining, with the remainder mostly laid to lawn neatly framed by various planting and shrubbery.

Viewing is highly recommended to fully appreciate all this home has to offer.

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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- Four Bedrooms
- Detached House
- Beautifully Presented Throughout
- Open Plan Kitchen / Dining Room
- Separate Utility Room
- Master Bedroom With En-Suite
- Four-Piece Family Bathroom
- Off Street Parking
- 46' Rear Garden
- 0.8 Miles From Elm Park Station



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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

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