



CHALK STREET /
ESTATES

Bruce Avenue, Hornchurch, RM12
Offers Over £450,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated within 0.5 miles of Hornchurch Underground Station and within walking distance of Hornchurch Town Centre, is this extended and beautifully presented two bedroom terraced house.

Upon entering the home via the enclosed porch, you are greeted by an inviting entrance that flows through to the spacious through lounge, providing ample space for relaxation and entertaining. Gorgeously presented with modern tones, further features include a large bay window, deep skirtings, a centre fireplace and wooden flooring underfoot. From here stairs rise to the first floor landing.

At the rear of the home the stylish kitchen is thoughtfully designed, offering a functional space with numerous wall and base units, ample worktop space and room for essential appliances. A single patio door opens onto the rear garden.

Positioned off the kitchen is a utility area which benefits from ample storage cupboards and a convenient W/C, adding to the home's practicality.

Ascending to the first floor, you will find two well-proportioned bedrooms, each offering a comfortable retreat. These are complemented by a spacious, modern family bathroom.

Externally, the property features a driveway providing off-street parking. To the rear, a private garden offers an ideal outdoor space for enjoyment and relaxation, commencing with a terraced area with steps leading down to the remainder which is mostly laid to lawn. At the base of the garden, there is a large outbuilding which measures 14'5 x 11'10.

With a floor area of 802 sq ft, this home is perfectly positioned for those seeking easy access to local amenities and transport links. Viewing is highly recommended to fully appreciate all this excellent 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.



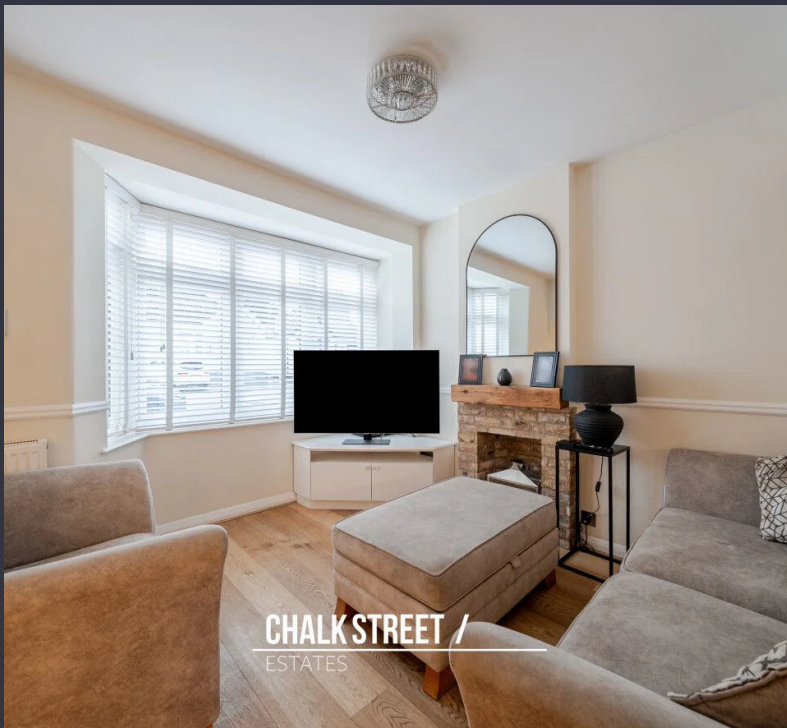


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- Two Bedrooms
- Terraced House
- Two Reception Rooms
- Stylish Kitchen
- Spacious Bathroom
- Ground Floor W/C
- Off Street Parking
- Rear Garden
- 0.5 Miles From Hornchurch Underground Station
- Walking Distance To Hornchurch Town Centre



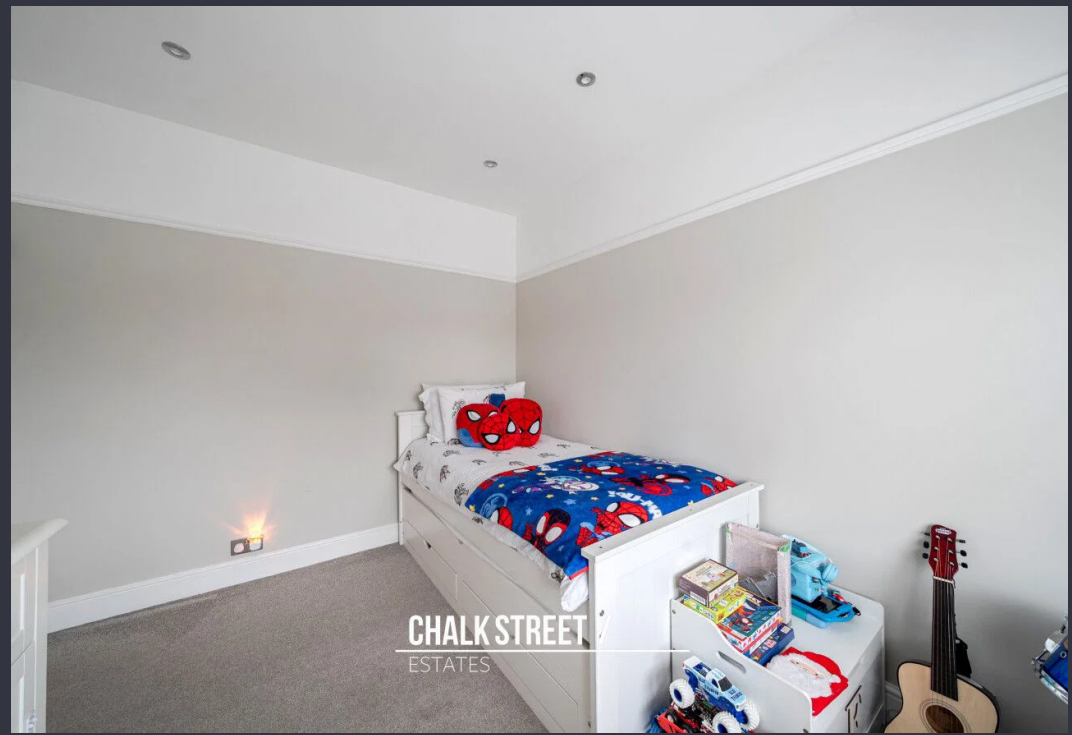
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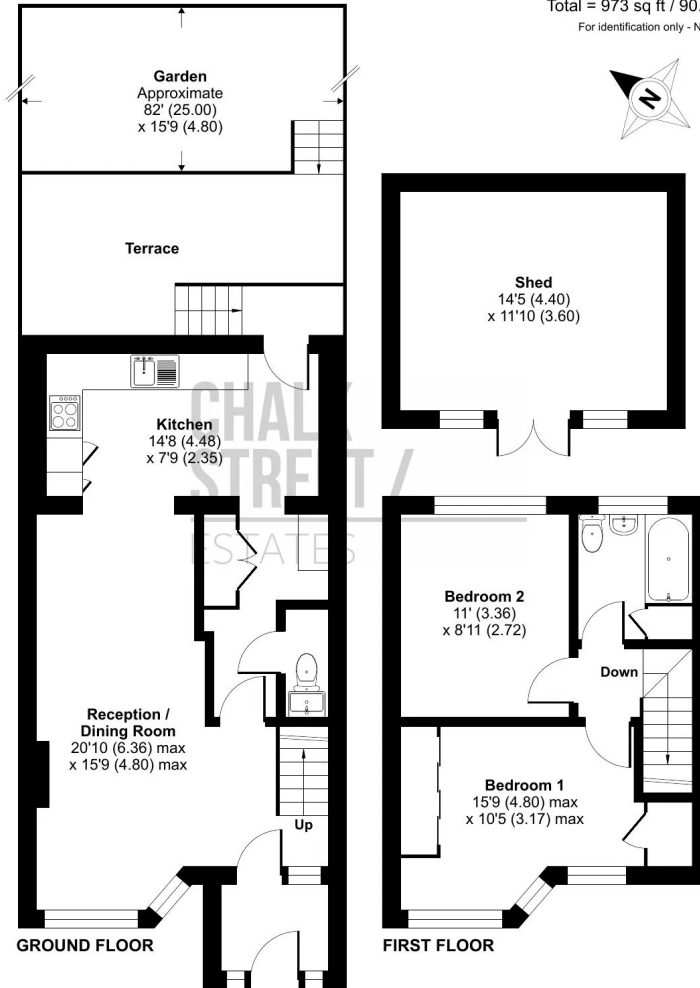






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Approximate Area = 802 sq ft / 74.5 sq m
 Outbuilding = 171 sq ft / 15.8 sq m
 Total = 973 sq ft / 90.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Chalk Street Estates Limited. REF: 1406561



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 88 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (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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