



CHALK STREET /

Wray Close, Hornchurch, RM11
Offers Over £650,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

NEW BUILD HOME

Offered for sale with the advantage of no onward chain, this four double bedroom, newly built end-of-terrace home is nestled within a quiet cul-de-sac and offers over 1,300 sq ft of high-specification living accommodation, finished to an exceptional standard throughout. Ideally located just 0.2 miles from the Ofsted Outstanding Towers School, 0.4 miles from Emerson Park Station, and 0.9 miles from Gidea Park Elizabeth Line Station.

Upon entering, a bright and spacious 'Garden View' hallway creates an immediate sense of light and openness, with access to all rooms to the ground floor and the first-floor staircase. The ground floor benefits from underfloor heating throughout, with herringbone flooring extending across the hallway, kitchen/dining/family room, and office, while the separate living room and stairs are fitted with carpet. The property offers three reception rooms, including a cosy living room, a home office (or playroom), and an impressive family / kitchen / dining room overlooking the rear garden.

The kitchen is finished to a high specification, with extensive storage, quartz worktops with ogee profile edging, matching upstands and splashback, and integrated appliances including oven, hob, extractor, dishwasher, and fridge/freezer. A central island incorporates a butler sink, additional storage, an integrated dishwasher, and a breakfast bar overhang. A discreet utility cupboard provides space and plumbing for laundry appliances. Full-width bi-folding doors, complete with integrated blinds within sealed units, open onto the rear garden, creating a seamless indoor-outdoor living space.

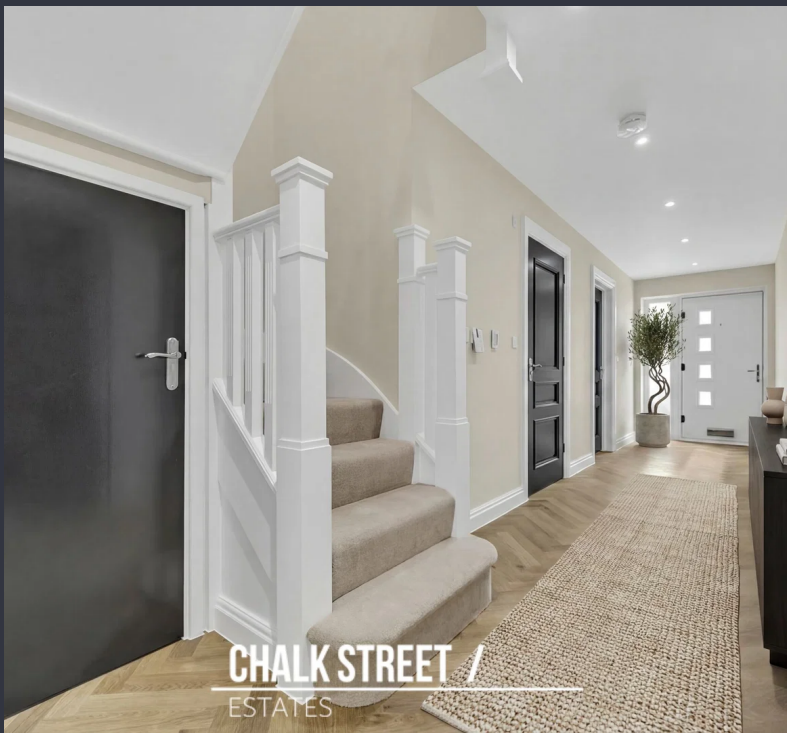
Rounding off the footprint is the gorgeous shower room, with underfloor heating, herringbone tiling within a recessed shower enclosure, a quartz vanity unit, and a heated towel rail.

Upstairs, there are four well-proportioned double bedrooms, all with fitted carpet and attractive column radiators. The landing also features fitted carpet and a column radiator. The first floor is served by a modern family bathroom with underfloor heating, a wall-hung vanity unit, and a heated towel rail. A loft hatch with integral ladder provides access to a partially boarded loft for additional storage.

Externally, the property is accessed via a private block-paved road, leading to a permeable driveway with parking for 2-3 vehicles, an EV charger, outside power socket to the side and landscaped borders with cherry-laurel hedging. Side access leads to the rear garden.

The rear garden features a large porcelain patio, tiered artificial lawn, and raised sleeper beds with mature cherry-laurel hedging, offering excellent privacy. An outside tap is also provided.





This high-specification property is finished to an impeccable standard throughout, boasting high-quality internal doors and furniture with 'lamb's tongue' architrave and skirting. It benefits from an efficient air source heat pump, significantly reducing energy bills and carbon emissions by extracting heat from the outside air to warm the home and provide hot water. A 10-year structural warranty provides peace of mind.

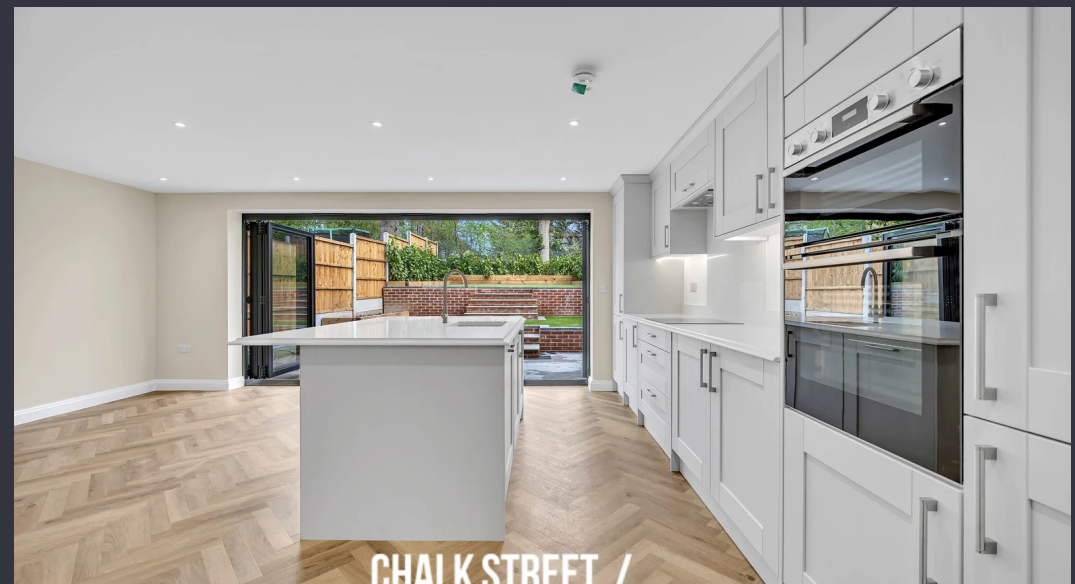
The property is also within easy reach of Hylands Park, Harrow Lodge Park, and Harrow Lodge Leisure Centre, with excellent transport links nearby.

Some images have been virtually staged for illustrative purposes.

In compliance with The Money Laundering Regulations 2017, we are legally obliged 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, Blic 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.

Please note: In accordance with Section 21 of the Estate Agents 1979, we are obliged to inform all interested parties that the vendor of this property is an associate of an employee.





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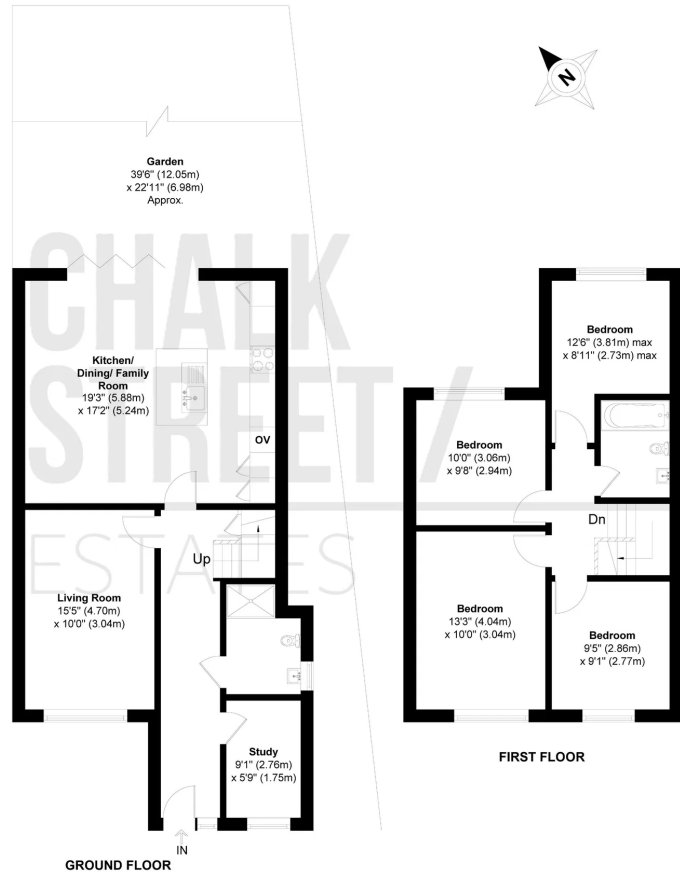
Wray Ct, Hornchurch RM11

Ground = 70.78 sq m / 762 sq ft

First = 51.19 sq m / 551 sq ft

Total = 121.97 sq m / 1313 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(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	

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