

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Warren Drive

, Hornchurch, RM12 4QZ

Asking Price £580,000



Council Tax: D



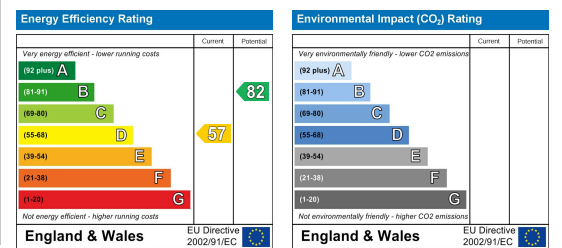
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Hunters Hornchurch Office on 01708 676 120 if you wish to arrange a viewing appointment for this property or require further information.

- EXTENDED FAMILY HOME
- OPEN PLAN LIVING AREA SITUATED IN HORNCHURCH
- LOUNGE / DINING ROOM
- GROUND FLOOR CLOAKROOM
- COUNCIL TAX BAND D
- REAR GARDEN
- FITTED KITCHEN
- THREE BEDROOMS
- EPC D
- OFF ROAD PARKING FOR TWO VEHICLES

Hunters Hornchurch are delighted to offer for sale this well presented and extended semi detached house situated in Hornchurch. The property comprises of: entrance porch, hallway, reception room, kitchen diner. To the first floor are three bedrooms and a family bathroom. Externally to the front the property has off road parking for 2 vehicles and a shared driveway leading to the garage. The rear garden has a patio area leading from the kitchen along with a lawn bordered by wood panelled fencing and a mix of trees and shrubs. Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion. Elm Park Station is 0.5 miles  
Hornchurch Station is 0.6 miles  
Viewing by appointment only



# MATERIAL INFORMATION

- Tenure:** Freehold
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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