

DURDEN & HUNT

INTERNATIONAL



Northumberland Avenue, Hornchurch RM11

Offers Over £425,000

- Excellent Transport Links
- Kitchen Diner
- Family Bathroom
- Off Road Parking
- Contemporary Reception Room
- Garden
- Two Bedrooms

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Excellent Transport Links - Off Road Parking - Garden - Kitchen Diner - Contemporary Reception Room - Two Bedrooms - Family Bathroom



Council Tax Band: D



Durden and Hunt welcome to the market this two bedroom home in Hornchurch.

Internally the well kept property benefits from a contemporary living room, with feature fireplace and storage, and a kitchen that opens onto the garden and has space for a dining table. On the first floor two bedrooms and a modern bathroom can be found.

Externally the property boasts off road parking and side access to the large garden, which currently features a shed.

Ideally located for local shops, schools, amenities and ample green spaces it has excellent transport links including A127, A12 and Gidea Park Station's Elizabeth Line, with direct access to London's Liverpool Street.

Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length,

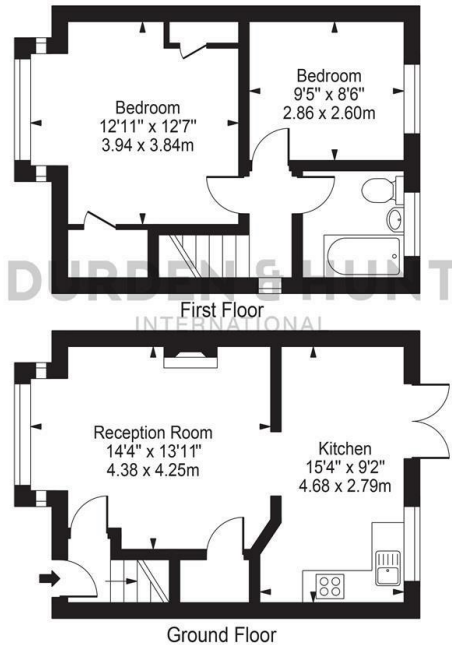
ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



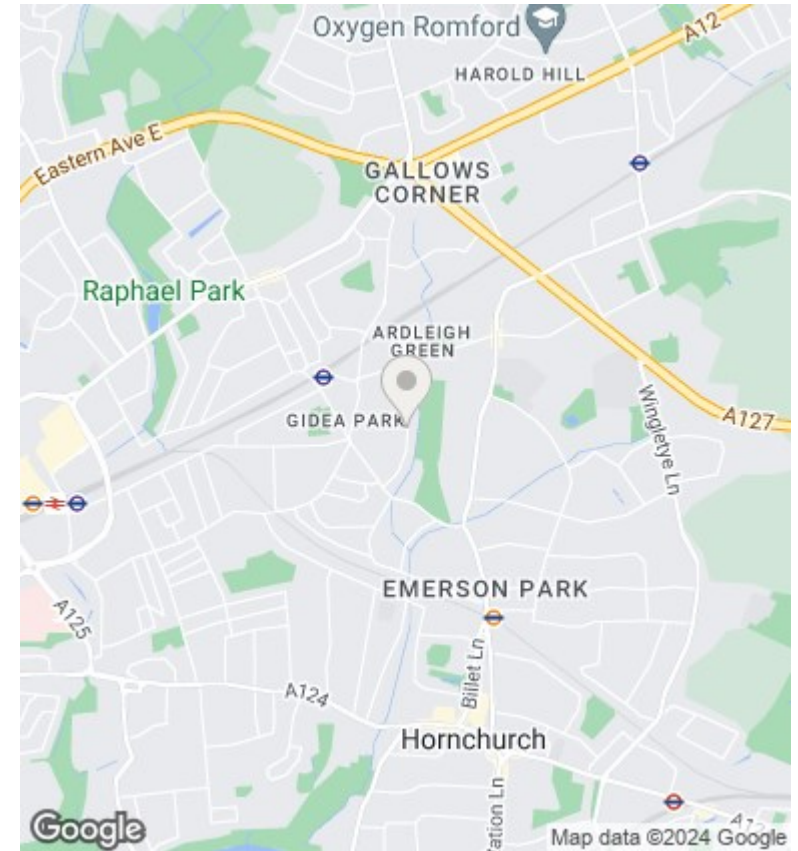


Northumberland Avenue
 Approx. Gross Internal Area 683 Sq Ft - 63.42 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	