

DURDEN & HUNT

INTERNATIONAL



DURDEN & HUNT

Martlesham Close, Hornchurch RM12

Offers In Excess Of £425,000

- Excellent Transport Links
- Rear Garden
- Modern Kitchen
- EPC Rating C
- Ample Local Amenities
- Good Condition Throughout
- Large Living And Dining Room
- Off Road Parking And Garage
- Three Bedrooms
- Family Bathroom And Separate WC



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Council Tax Band: D



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

Internally this well kept home offers a modern kitchen and a large living and dining room, that opens onto the garden. Hallway storage includes 2 cupboards, one housing the hot water cylinder.

The first floor benefits from three bedrooms, one with fitted wardrobe / storage, and a separate WC and modern family bathroom with bath, thermostatic shower and wash basin. The property offers ample opportunity to style and decorate to your own requirements and taste and it is fully double glazed.

Externally the property boasts off road parking, garage that houses a Worcester Bosch boiler providing heating and hot water and lawn area to the front of the property and a garden to the rear.

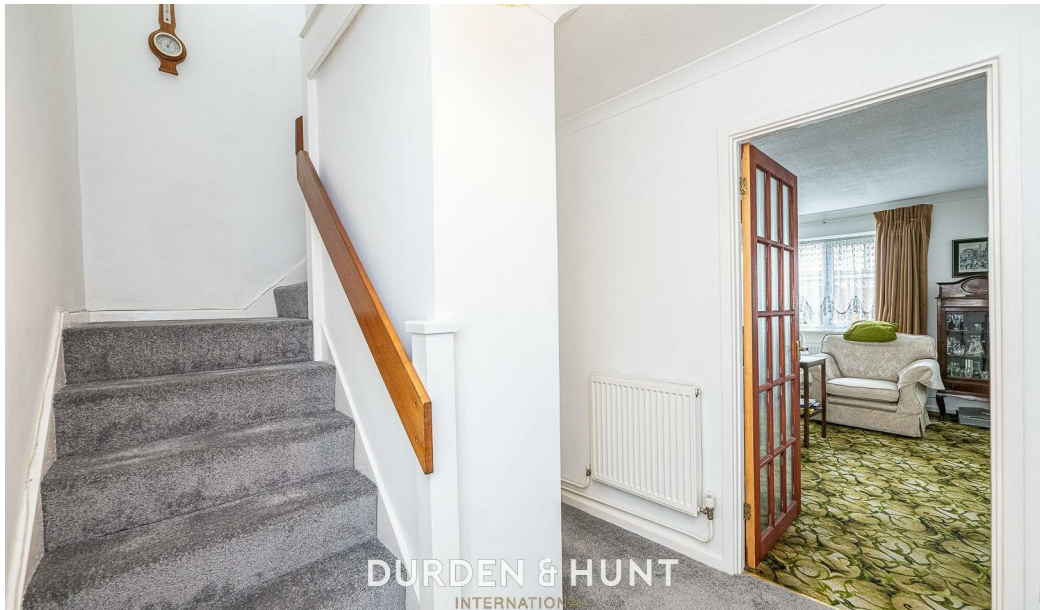
The property has an EPC C rating.

Ideally located for local shops, schools, including those rated Outstanding by Ofsted, amenities and ample green spaces, including Hornchurch Country Park. It has excellent transport links including bus, plus the underground (Elm Park and Hornchurch stations on the District Line) and National Rail to London. Further the A12, A13 and the M25 are located in the surrounding areas.

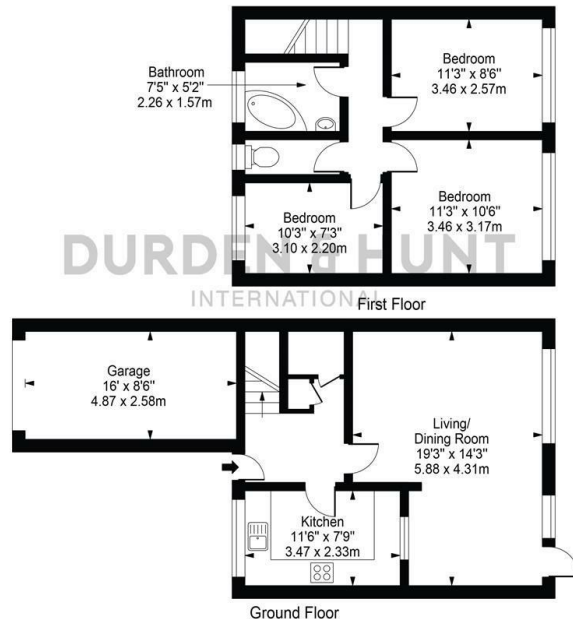
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These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested

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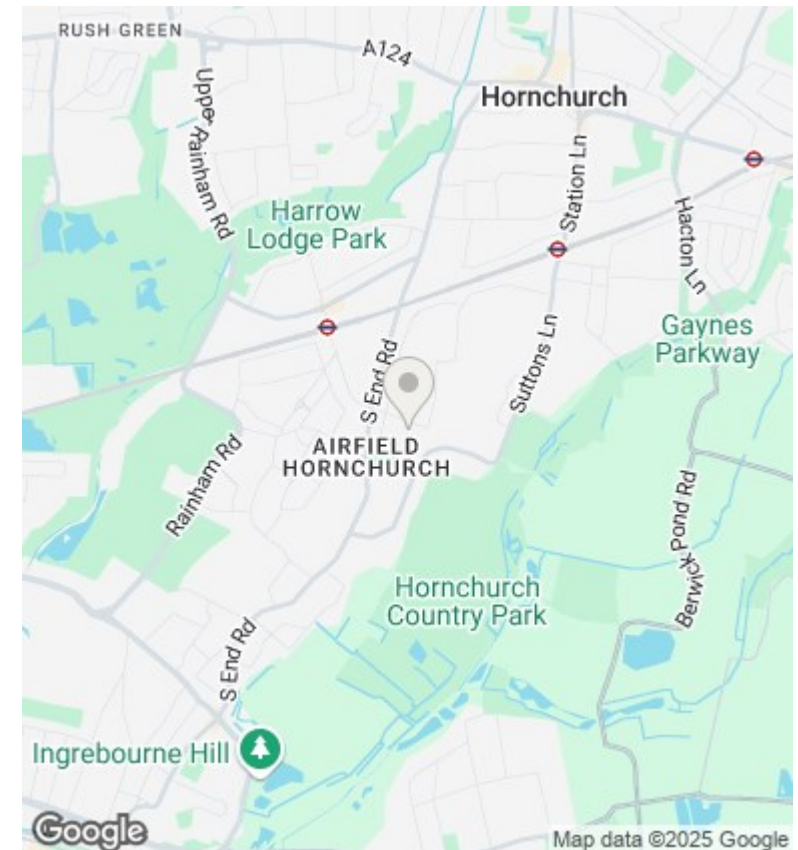


Martlesham Close
 Approx. Total Internal Area 1012 Sq Ft - 93.98 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.56 Sq M



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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		