

DURDEN & HUNT

INTERNATIONAL



Ardleigh Green Road, Hornchurch RM11

Offers Over £1,500,000

- Spacious Contemporary Kitchen With Linked Dining Room
- Study
- Five Good Sized Bedrooms Two Of Which Have En Suites
- Excellent Transport Links
- Separate Utility Space
- Downstairs Shower Room
- Luxury Family Bathroom
- Large Sitting Room
- Garage And Double Side Access From Large Carriage Driveway
- Garden With Patio Areas And Log Cabin

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Ardleigh Green Road, Hornchurch RM11

Spacious Contemporary Kitchen - Dining Room - Separate Utility Space - Large Sitting Room - Study - Downstairs Shower Room - Garage - Five Good Sized Bedrooms Two Of Which Have En Suites - Luxury Family Bathroom - Log Cabin - Garden With Patio Areas - Double Side Access From Large Carriage Driveway - Excellent Transport Links



Council Tax Band: G



Durden and Hunt welcome to the market this exceptional five bedroom detached home in a sought after location in Hornchurch.

Internally this immaculate property benefits from a spacious contemporary kitchen with linked dining room, both with bi-fold doors leading onto the patio area, a large sitting room and a separate utility room. The ground floor further boasts a study and a downstairs shower room; which provides opportunity for downstairs living.

The first floor master bedroom features a wet room en suite and a Juliet glazed balcony, with sliding doors, overlooking the garden. A further four large bedrooms are also featured, one with an ensuite shower / wet room and four with fitted wardrobes. All bedrooms are complemented by a luxuriously modern family bathroom with wet room shower and bath. The roof space was created with attic roof trusses to create a functional and usable area.

Externally to the rear this property offers a beautiful large garden with patio areas and log cabin and double side access.. The front of the property features an expansive, private carriage driveway, with lawn area, and garage.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A127, A12, M25, Emerson Park over ground and Gidea Park Elizabeth line with direct access to Liverpool Street Station.

Owner Advised Features:

When completed the property achieved a high EPC rating with the added benefit of 7 PV solar panels.

A hard wired audio/visual/data network is installed.

Underfloor zoned heating provided to ground floor with conventional radiator heating to the first floor.

Hot and cold external water taps.

External weatherproof power points to the front and rear.

Tenure: Freehold

Consumer Protection from Unfair Trading Regulations 2008.

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.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

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 and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.



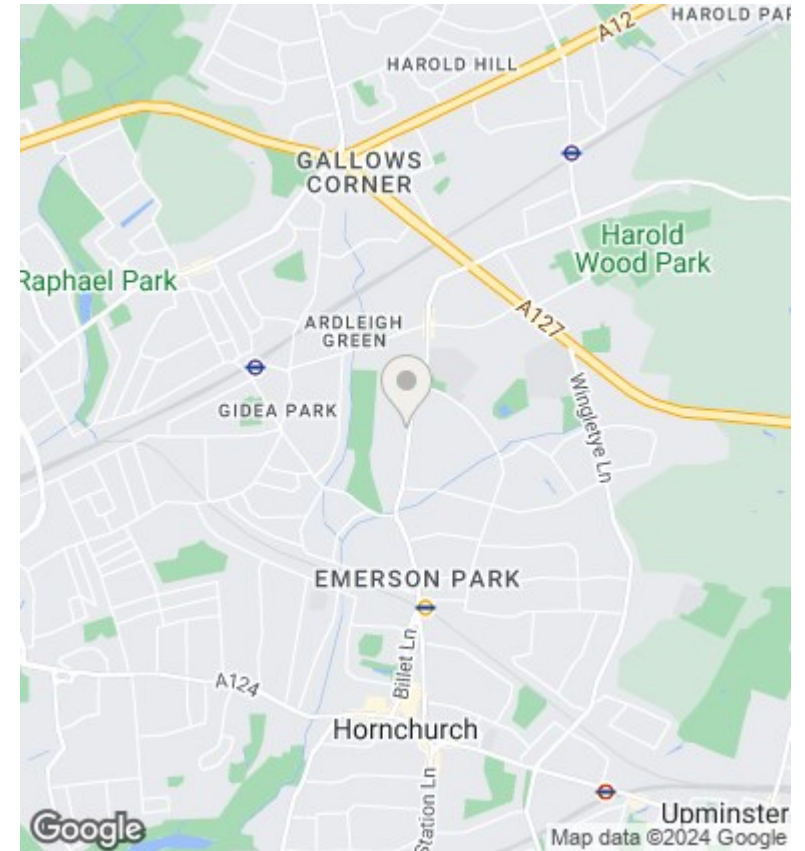


Ardleigh Green Road
 Approx. Total Internal Area 3317 Sq Ft - 308.12 Sq M
 (Including Garage, Log Cabin & Excluding Void)
 Approx. Gross Internal Area Of Garage 230 Sq Ft - 21.39 Sq M
 Approx. Gross Internal Area Of Log Cabin 215 Sq Ft - 20.00 Sq M



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

G

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