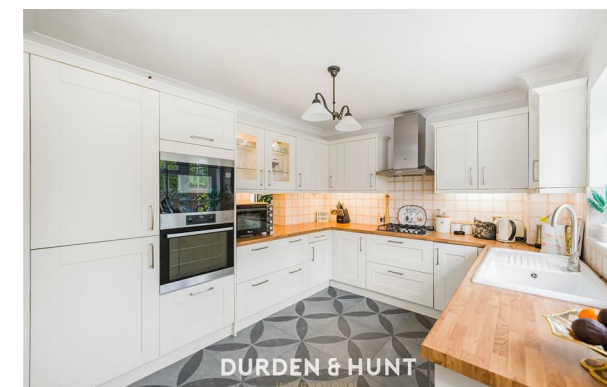


# DURDEN & HUNT

INTERNATIONAL



## Wingletye Lane, Hornchurch RM11

Offers In Excess Of £750,000

- Origins Believed To Date Back To The 16th Century
- Detached One Bedroom Annex
- Large Rear Garden
- Large Frontage
- Three Bedroom Semi Detached
- Nearby Emerson Park Station
- Overlooking Adjoining Fields

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

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# Wingletye Lane, Hornchurch RM11

Origins Believed To Date Back To The 16th Century - Nearby Emerson Park Station - Detached One Bedroom Annex - Three Bedroom Semi Detached - Large Frontage - Overlooking Adjoining Fields - Large Rear Gardens



Council Tax Band: F



Durden & Hunt welcome to the market this unique opportunity to purchase effectively two homes in one.

Sit on this large plot there is a three bedroom semi-detached house and separate detached one bedroom annex. Ideal for those wishing to have family connections in two dwellings.

With origins that are believed to date back to the 16th century, the semi-detached section boasts characterful features throughout such as beams and fireplaces. The layout of this part of the property is perfect for families. Downstairs there are two reception rooms, separate kitchen, downstairs WC and conservatory room. The rear reception room connects effortlessly with the conservatory room. Upstairs there are three bedrooms with two bathrooms, including an en-suite to the master bedroom.

The second part of this property is the detached one bedroom annex. The layout here comprises a modern open plan kitchen diner on the ground floor and upstairs there is a bedroom with an en-suite. Perfect for those with family members that may want separate living accommodation but retaining the closeness to the main house.

Externally to the front there is a spacious front driveway and to the rear there is a large rear garden. The property backs onto open fields giving it an expansive and green feel.

Located in a sought-after location, it is particularly well located for Emerson Park station, Hornchurch High Street & a variety of schools.

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

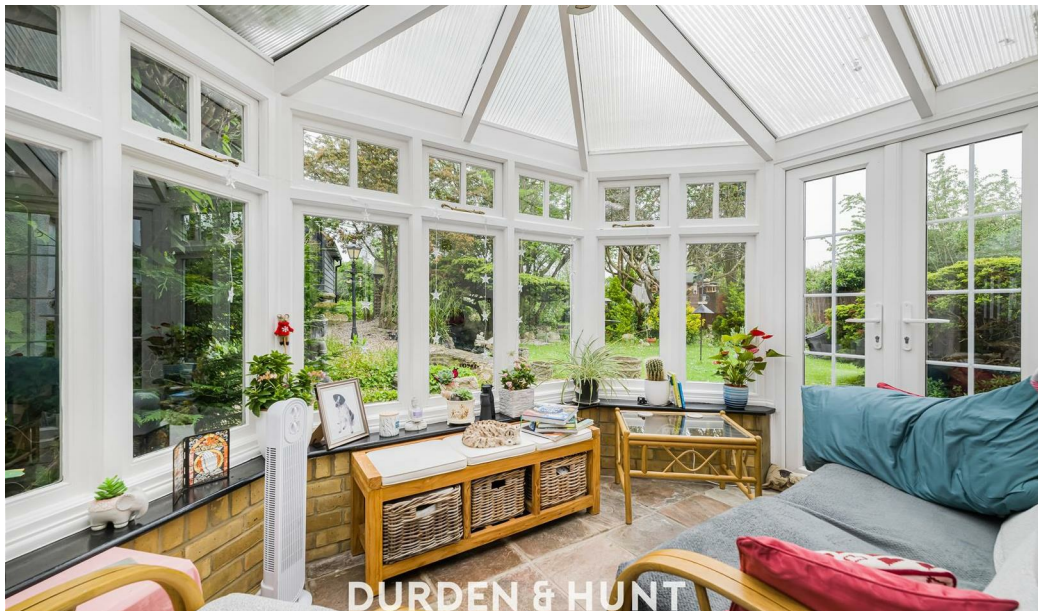
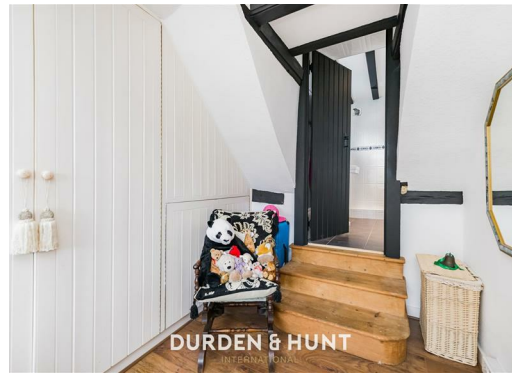
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts 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.



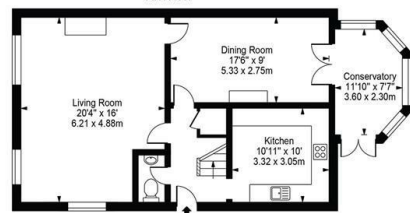
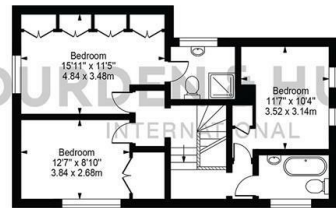
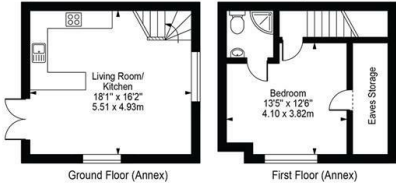
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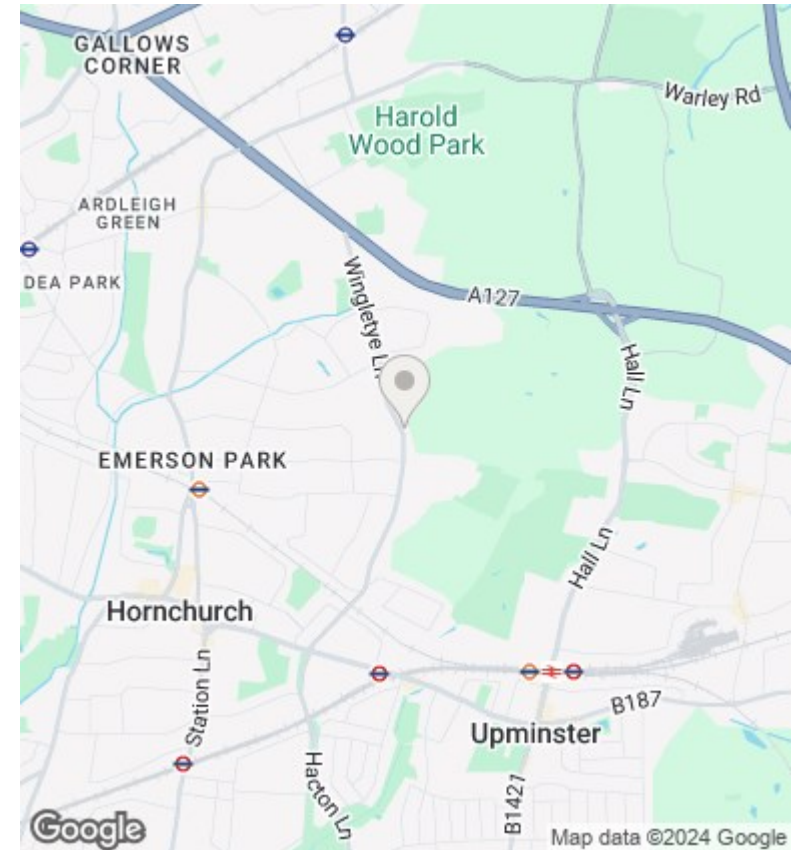


Wingletye Lane  
 Approx. Total Internal Area 2023 Sq Ft - 187.95 Sq M  
 (Including Annex)  
 Approx. Gross Internal Area Of Annex 576 Sq Ft - 53.54 Sq M



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

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	