

DURDEN & HUNT

INTERNATIONAL



Cormorant Walk, Hornchurch RM12

Offers Over £450,000

- Modern Kitchen Diner
- Downstairs WC
- Great Transport Links
- Large Garden With Covered Patio
- Ideally Located
- Garage And Electric Roller Shutter

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Cormorant Walk, Hornchurch RM12

Modern Kitchen Diner - Great Transport Links - Ideally Located - Downstairs WC - Large Garden With Covered Patio - Garage And Electric Roller Shutter



Council Tax Band: D



Located in Hornchurch is where we find this semi detached, four-bedroom family home with a garage.

Situated on two floors it has been tastefully decorated throughout the home.

As we enter the home we find a bright and spacious living room, with a beautiful big bay window.

Enjoy cooking and eating your meals, in the well fitted modern kitchen diner, with plenty of cabinet and counter space. A WC finishes up this floor.

Upstairs to the four bedrooms, the larger of the rooms has a big window, one is being used a child's room whilst the other two are being utilised as storage rooms.

All the rooms are complimented by a contemporary family bathroom with a bath and shower unit.

Enjoy being outside with family and friends, in the large garden and covered patio with its flowering bushes and shrubs.

Ideally located close to good schools in the area, local shops and amenities, as well as ample green spaces. There are excellent transport links including the A12, A13, M25 and Emerson Park overground station, plus Hornchurch and Elm Park underground station for the district line that takes you directly into the city.

Owner has advised there is a recently installed boiler and fuse box. The garage has an electric roller shutter.

Contact the Durden and Hunt team today for a viewing!

Freehold
Council Tax Band D Havering

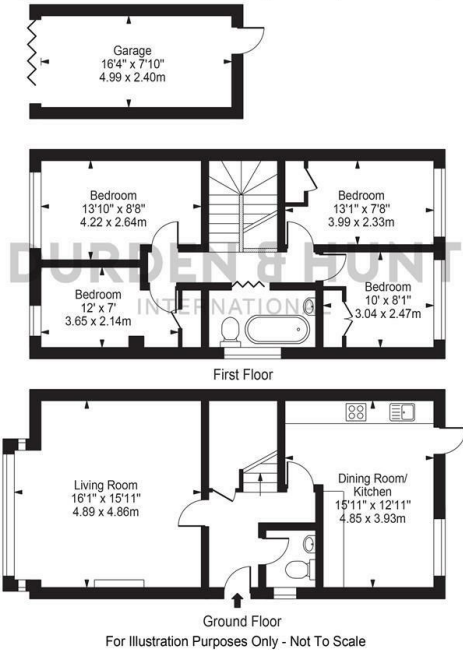
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2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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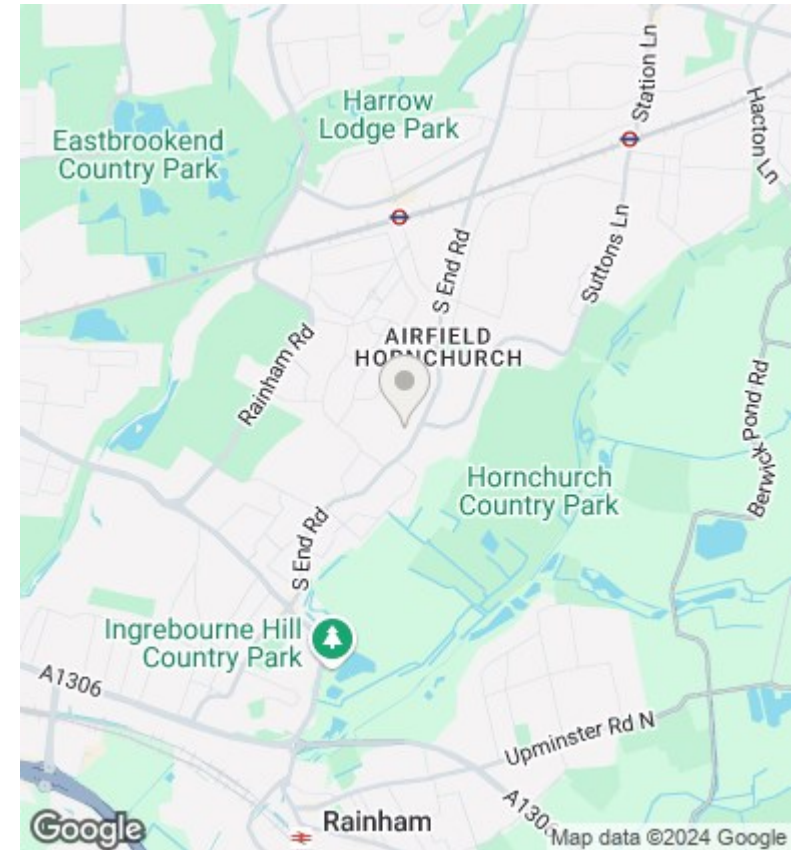




Cormorant Walk
 Approx. Total Internal Area 1241 Sq Ft - 115.30 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 129 Sq Ft - 11.98 Sq M



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		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	