

# DURDEN & HUNT

INTERNATIONAL



## Joyce Close, Hornchurch RM12

£490,000

- Great Condition Throughout
- Modern Kitchen
- Contemporary Family Bathroom
- Solar Panels
- Two Allocated Parking Spaces
- Master Bedroom With En Suite
- Large Living Room
- South Facing Garden
- Second Bedroom
- Downstairs WC

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Council Tax Band: D





Durden and Hunt welcome to the market this exceptional two bedroom home within a modern development in Hornchurch.

In great condition throughout, internally the tastefully decorated property benefits from a modern, sleek kitchen and a good sized living room that opens onto the garden. A downstairs WC and storage further optimise the ground floor.

The master bedroom offers fitted wardrobes and a luxurious en suite whilst the second bedroom is complemented by a contemporary family bathroom.

Externally the property boasts two allocated parking spaces and a good sized, south facing garden with patio and lawn areas, which currently features an outbuilding. In addition the property benefits from solar panels.

Ideally located for local shops, schools and amenities, including Hornchurch High Street, there are ample green spaces including Hornchurch Country Park.

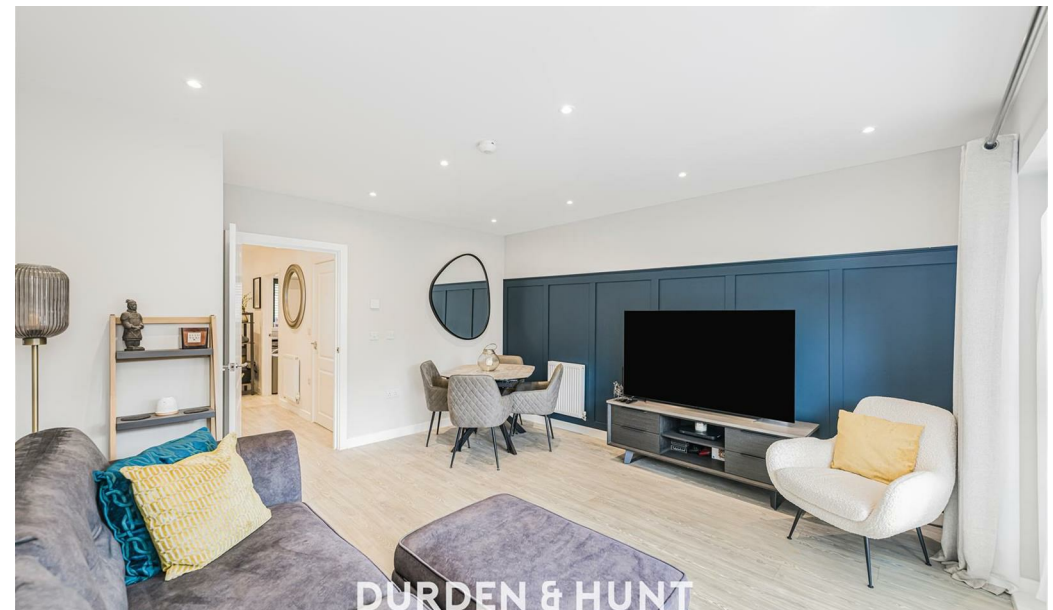
It has excellent transport links including Hornchurch's District Line station as well as the M25, A12 and A13 in the surrounding areas.

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.

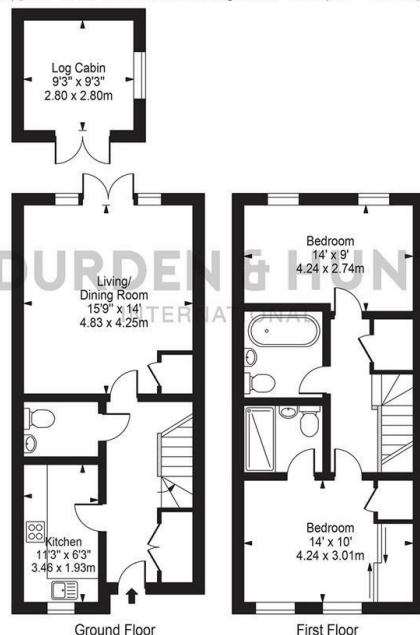
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





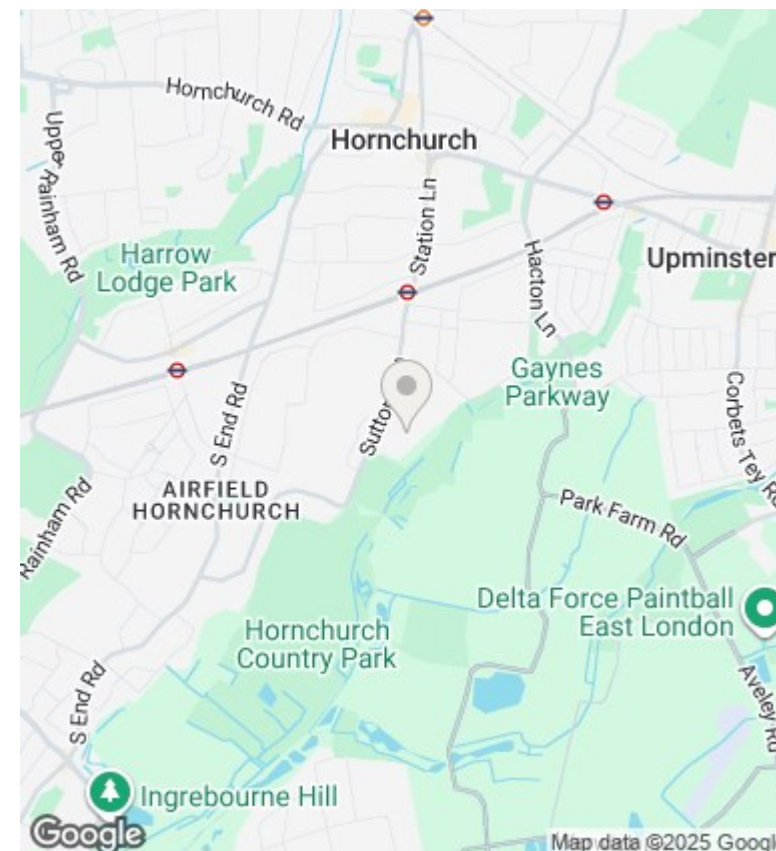


Joyce Close  
 Approx. Gross Internal Area 1006 Sq Ft - 93.50 Sq M  
 (Excluding Log Cabin)  
 Approx. Gross Internal Area Of Log Cabin 84 Sq Ft - 7.84 Sq M



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) <b>A</b>	<b>93</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	