

# DURDEN & HUNT

INTERNATIONAL



## Wayside Avenue, Hornchurch RM12

£545,000

- Three Bedroom Semi Detached
- Rear Garden in Excess of 100ft
- Single Storey Rear Extension
- Off Street Parking
- Scope to Extend More SSTP
- Short Walk to Hornchurch Station

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Council Tax Band: E





Located in Hornchurch we find this spacious, three bedroom, semi detached home on two floors with plenty of scope to make it your own.

Decorated in neutral tones, the home boasts off road parking and spacious room sizes allowing you to modernise accordingly.

Relax after a long day in the living room featuring a large bay window flows through to the dining room

Enjoy preparing meals for the family in the bright modern galley style kitchen with an adjoining space that is currently being used as a sitting room, with sliding doors that open to the garden area.

Upstairs are two double bedrooms with fitted wardrobes and a single room that could be a child's room or home office. They are complemented by a family bathroom.

Enjoy entertaining outside in the well maintained, landscaped garden and patio area with mature trees, plantings and shrubs. Further there is shed to the rear of the garden.

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.

Contact the Durden and Hunt team today for a viewing!

Freehold  
Council Tax Band: E  
Havering

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

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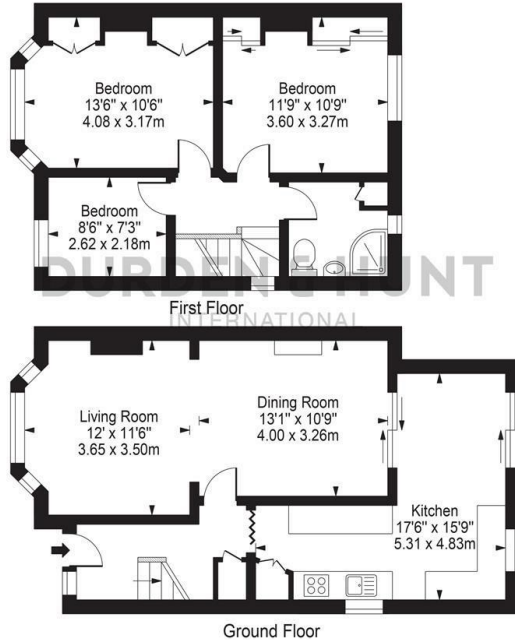






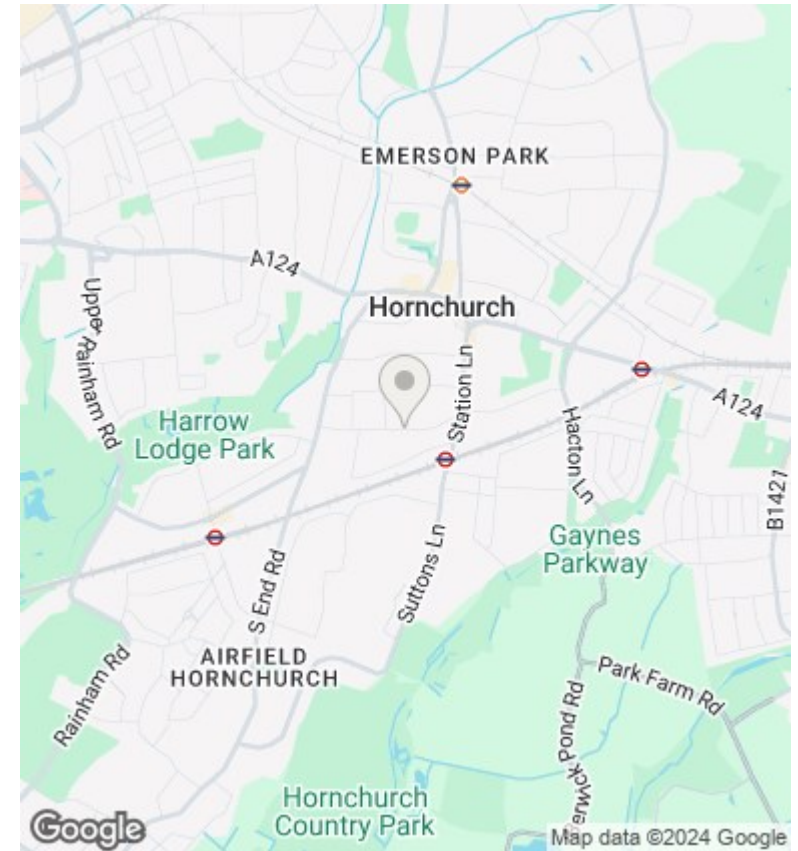


Wayside Avenue  
 Approx. Gross Internal Area 994 Sq Ft - 92.32 Sq M



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

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	