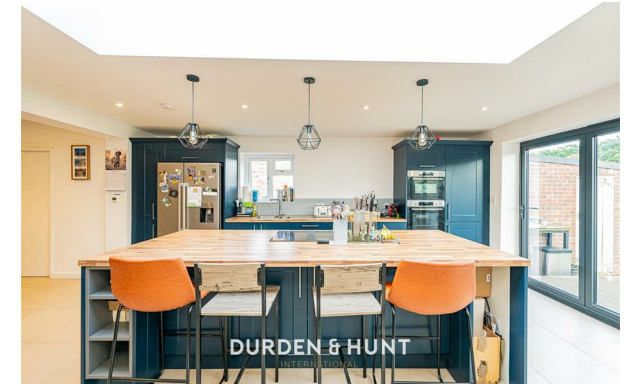


DURDEN & HUNT

INTERNATIONAL



Hunter Drive, Hornchurch RM12

£525,000

- Excellent Transport Links
- Opportunity To Develop (STP)
- Luxurious Family Bathroom
- Off Road Parking And Garage
- Open Plan Kitchen, Living And Dining Room
- Good Sized Garden
- Two Double Bedrooms

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

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Hunter Drive, Hornchurch RM12

Excellent Transport Links - Off Road Parking And Garage - Good Sized Garden - Opportunity To Develop (STP) - Open Plan Kitchen, Living And Dining Room - Two Double Bedrooms - Luxurious Family Bathroom



Council Tax Band: D



This charming semi detached bungalow is ideally located and benefits from off road parking and a garden.

One of the stand out rooms of the well maintained property is the modern, open plan kitchen, living and dining room which opens onto the garden. This impressive space could be ideal for those who love to entertain with a large breakfast bar island and also benefits from a separate utility rooms which adds a practical touch.

Additionally a notably generous hallway provides a flexible space and is currently set up as a home office space.

Tastefully decorated throughout the property offers two double bedrooms which are complemented by a luxuriously contemporary bathroom with spacious walk in shower.

Externally the property boasts convenient off road parking and a garage. A good sized garden, with decking, offers a place to enjoy the warmer months and an al fresco meal with friends and family.

The property may have potential to develop with some neighbouring houses completing their own loft extensions for example (subject to obtaining the necessary planning permission).

Hunter Drive is ideally located for local shops, amenities and well regarded schools. It also has excellent transport links including Elm Park and Hornchurch's District Line station's, which offer direct access to Central London. A number of open green spaces, such as Harrow Lodge Park and Hornchurch Country Park, provide ample opportunity to get outside for long walks and fresh air.

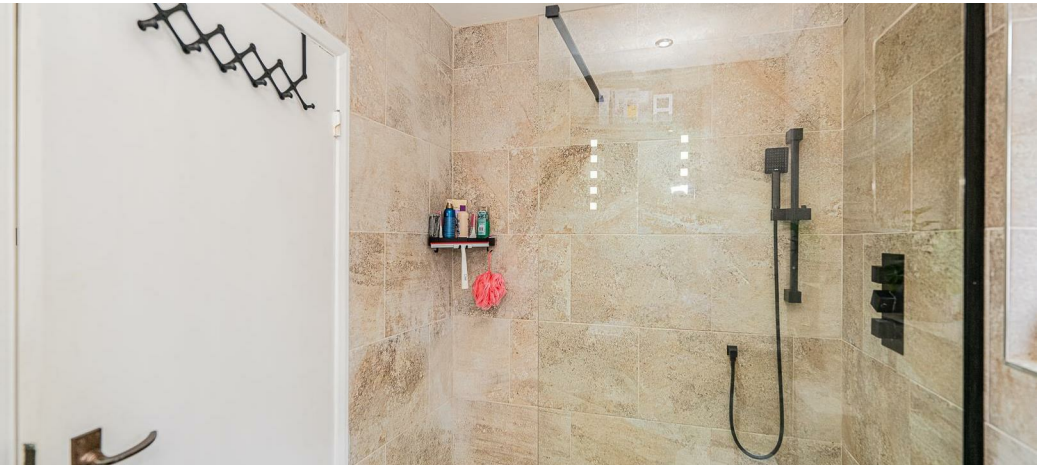
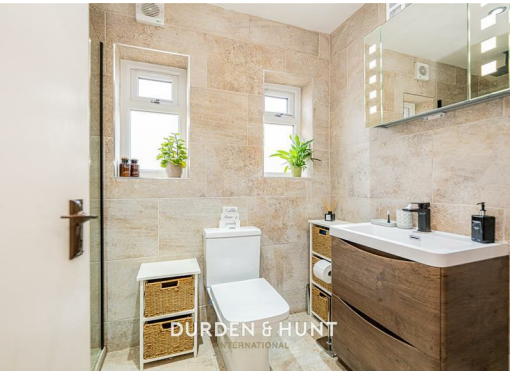
Contact Durden and Hunt for a viewing!

Council Band D Havering

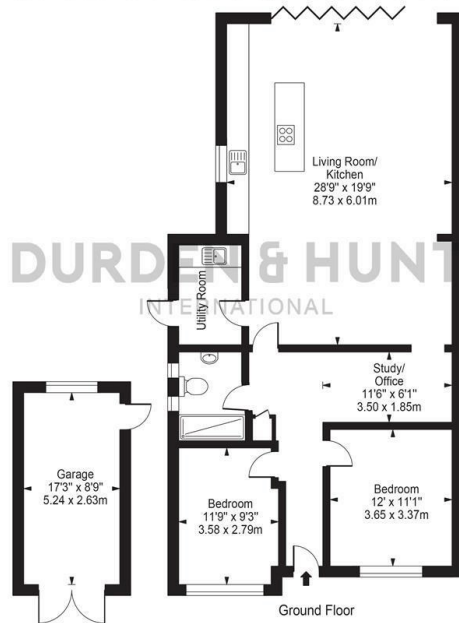
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.



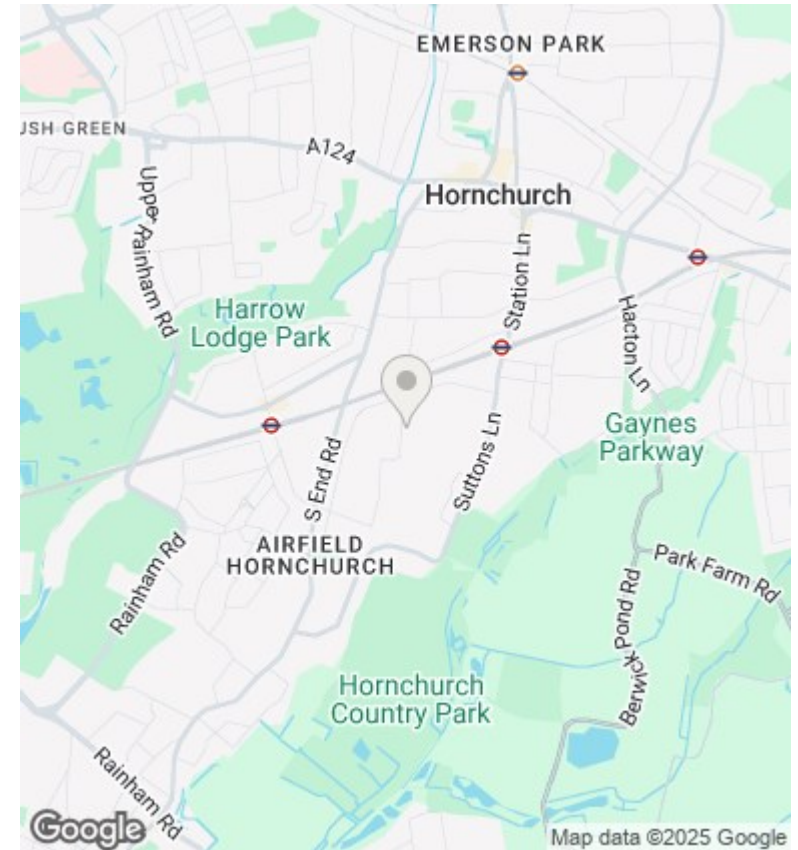


Hunter Drive
 Approx. Total Internal Area 1249 Sq Ft - 116.01 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 148 Sq Ft - 13.78 Sq M



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) A |  | 88 |
| (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  |