

DURDEN & HUNT

INTERNATIONAL



Wingletye Lane, Hornchurch RM11

£1,150,000

- Desirable Location
- Generous Landscaped Garden
- Primary Bedroom With En Suite
- Downstairs WC
- Large Plot
- Spacious Kitchen
- Four Additional Bedrooms
- Carriage Driveway And Garage
- Multiple Reception Rooms
- Luxurious Family Bathroom

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

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

Wingletye Lane, Hornchurch RM11

Desirable Location - Large Plot - Carriage Driveway And Garage - Generous Landscaped Garden - Spacious Kitchen - Multiple Reception Rooms - Primary Bedroom With En Suite - Four Additional Bedrooms - Luxurious Family Bathroom - Downstairs WC



Council Tax Band: F



Situated on a large plot on a desirable road this beautifully presented five bedroom home is a must view.

For those who love to prepare and share food the stylish kitchen will no doubt become a favourite room of the house. Opening onto the garden it features ample cupboard and worktop space, a wine fridge and a large breakfast bar island.

The spacious living room, which also opens onto the outside, is linked to the large dining room whilst an additional reception room, currently used as an office, brings a versatility to the expansive ground floor and is ready to be utilised as you require. A practical downstairs WC optimises the home.

Upstairs the primary bedroom benefits from a dedicated en suite giving the opportunity to create a sanctuary from the rest of the home. Three additional double bedroom, two with built in storage, and complemented by a smaller fifth bedroom currently used as a child's room.

You'll look forward to a little pampering in the spa like family bathroom complete with both bath and shower.

Externally the property boasts a carriage driveway, offering parking for multiple cars, a garage and convenient side access.

The mature rear garden has been landscaped to create a lovely harmonious space. Currently complete with pond, decking, gazebo and shed, it offers a generous space for friends and family to enjoy.

Located in a sought after location, it is convenient for Emerson Park and Upminster Bridge stations, offering direct access to Central London, as

well as a number of well regarded schools, shops and amenities, including in Hornchurch. Additionally the area benefits from ample green spaces offering an abundance of places to enjoy long walks and summer picnics in the great outdoors.

Contact Durden & Hunt for a viewing!

Council Band F Havering

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

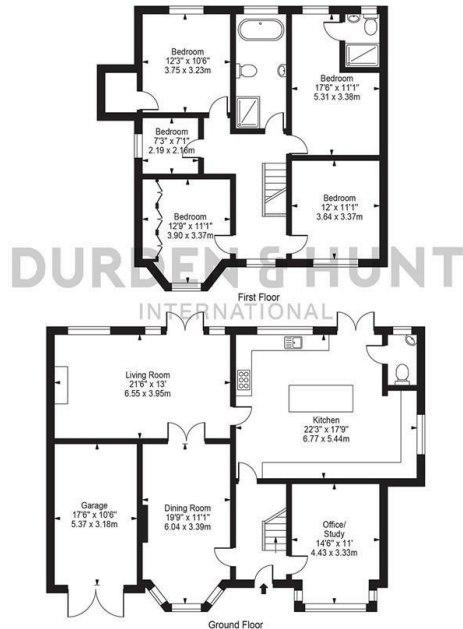
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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



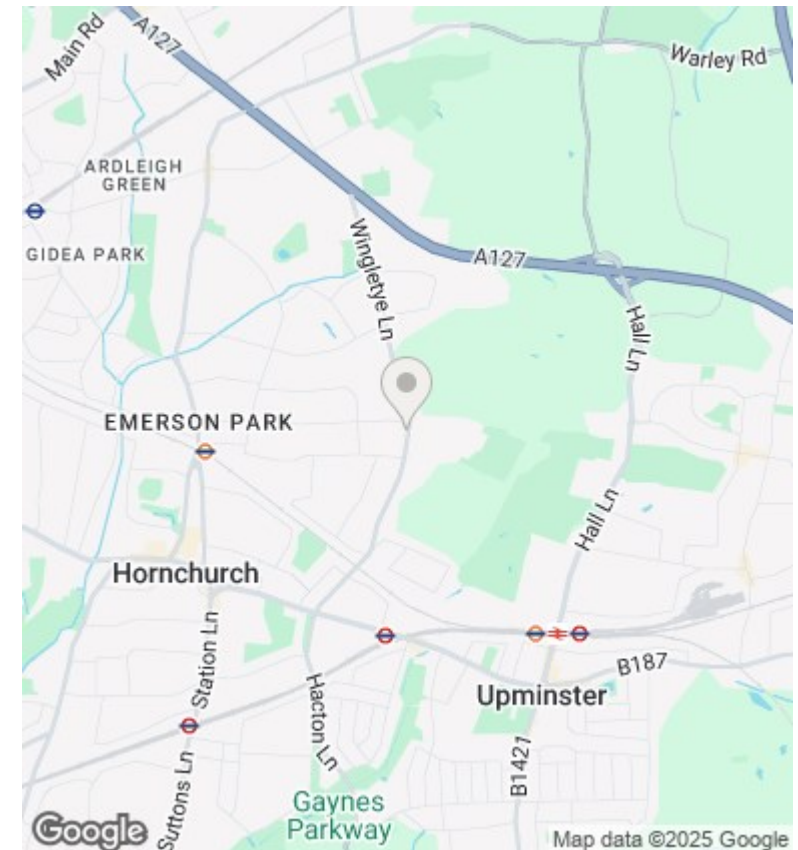


Wingletye Lane
 Approx. Total Internal Area 2263 Sq Ft - 210.25 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 184 Sq Ft - 17.08 Sq M



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		