

DURDEN & HUNT

INTERNATIONAL



The Walk, Hornchurch RM11

Offers In Excess Of £800,000

- Chain Free
- Excellent Transport Links
- Downstairs WC
- Spacious Garden
- Two Large Reception Rooms
- Primary Bedroom With En Suite
- Double Garage And Off Road Parking
- Utility Room

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Council Tax Band: G



Situated in Hornchurch, and boasting excellent transportation links, this charming four bedroom detached home provides an abundance of living space and could be ideal for growing families.

The ground floor boasts two generously sized reception rooms, with one offering direct access to the rear garden, which can offer a multitude of uses depending on your needs. The kitchen provides plenty of worktop space and storage, as well as a side access door that leads round to the garden. Completing the layout is a handy downstairs WC, enhancing the functionality of the home, and a separate utility room could serve as a dedicated space for household chores.

The first floor features four well proportioned bedrooms, offering ample space for family living. The primary bedroom benefits from an en suite shower room and fitted wardrobes, providing both comfort and convenience. Two of the remaining double bedrooms also include fitted wardrobes whilst a family bathroom serves the household. Additional hallway storage adds a practical touch.

Externally, this attractive property offers a well balanced outdoor space, featuring a patio area that could be perfect for outdoor dining and a large green space perfect for relaxation or play. Currently the garden includes two green houses and an shed for storage, whilst a side access gate leads to the front of the property for added ease.

The charming home also has the advantage of a generously sized garage and off road parking, providing space for vehicles and storage.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and well regarded schools. For outdoor enthusiasts, Upminster Park and St Andrews Park

offer serene green spaces for recreation and relaxation. Excellent transport links include Upminster Bridge and Hornchurch Station's District Line, providing direct access to central London, while the A12 and A127 offer convenient road connections.

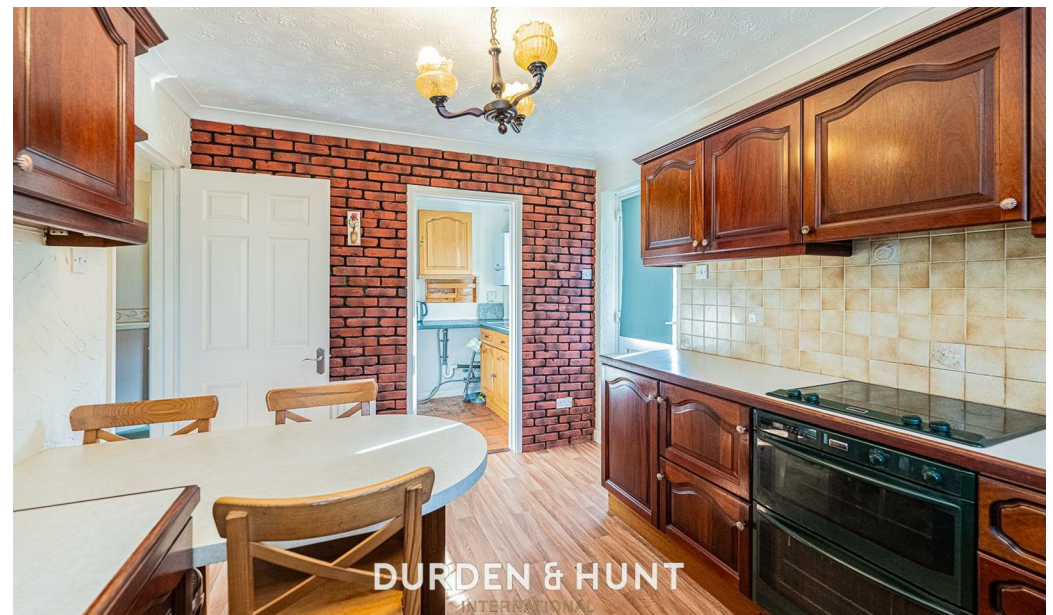
Contact Durden & Hunt for a viewing!

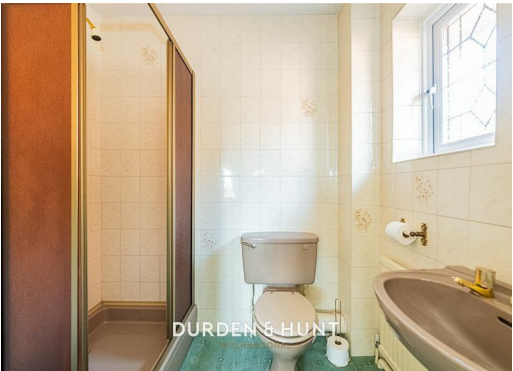
Council Band G Havering

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

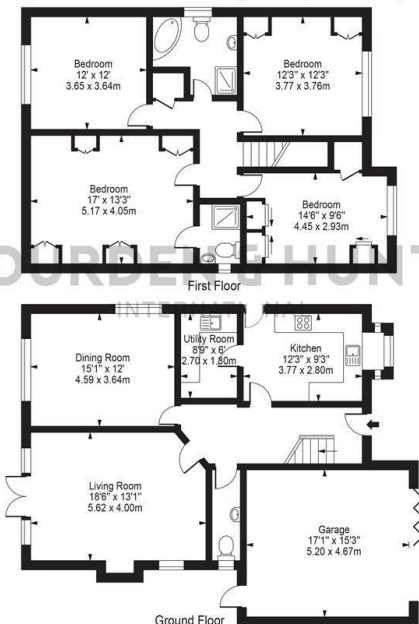
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The Walk
 Approx. Total Internal Area 1987 Sq Ft - 184.63 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 261 Sq Ft - 24.28 Sq M



For Illustration Purposes Only - Not To Scale

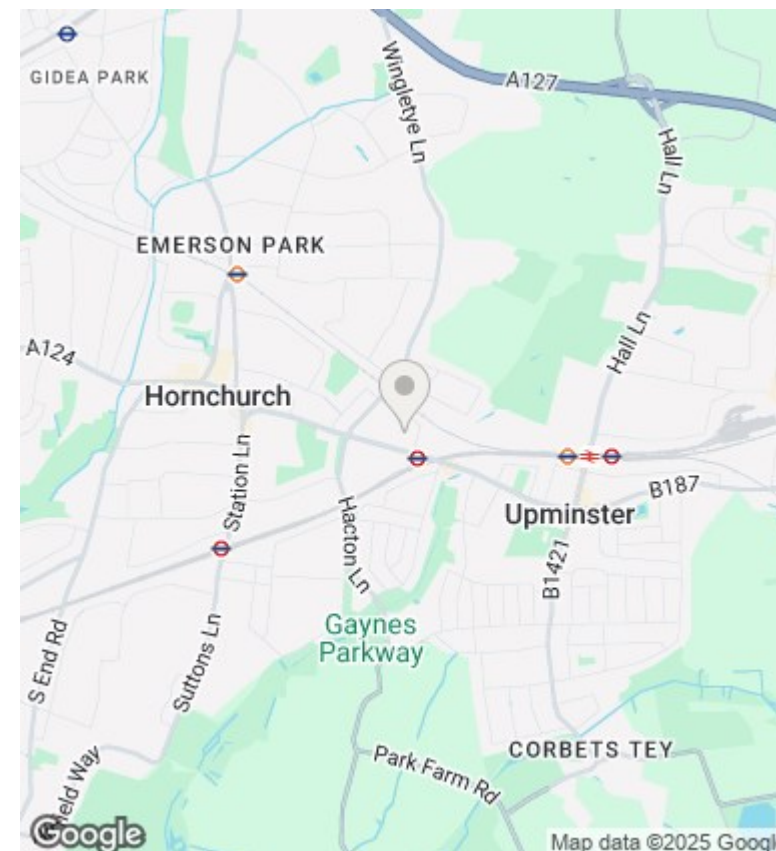
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 