

# DURDEN & HUNT

INTERNATIONAL



St. Georges Avenue, Hornchurch RM11

Price Guide £750,000

- GUIDE PRICE £775,000 - £800,000
- Downstairs WC
- Multiple Reception Rooms
- Four Additional Bedrooms
- Off Road Parking
- Flexible Layout
- Spacious Lounge
- Large Garden
- Conservatory
- Primary Bedroom With En Suite

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# St. Georges Avenue, Hornchurch RM11

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- Spacious Lounge - Primary Bedroom With En Suite - Four Additional Bedrooms



Council Tax Band: F





Located in Hornchurch, this spacious semi detached home offers a flexible layout and could be ideal for growing families.

The generous lounge is a welcoming room, featuring a charming fireplace that adds character to the space. A separate well equipped kitchen, featuring a breakfast bar, provides a space for preparing meals and opens onto the garden for an indoor outdoor feel.

The linked dining room offers a great location for family gatherings and socialising whilst a connected conservatory, which also provide access to the garden, creates more space for entertaining or enjoying the garden views.

Providing flexibility to the layout, an additional reception room, that the current owners have previously used as a bedroom, provides a multitude of uses depending on your requirements, whether as a snug, play room or home office. Completing the ground floor is a practical utility room and a downstairs WC, adding to the home's functionality and access to the exterior.

Situated on the first floor are five bedrooms which provide ample space for family or guests. The impressive primary bedroom features a walk in wardrobe and a private en suite, creating a luxurious retreat. The four additional bedrooms also offer flexibility depending on your needs, whether as places to sleep, work or play. A contemporary family bathroom serves the floor.

Off road parking can be found at the front of the property, whilst side gate access leads to the rear garden. The garden is comprised of a patio area, ideal for outdoor seating, and a lush green space for recreation. Further to this, there is currently a handy shed at the end of the garden.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and well regarded schools, including Nelves Primary and The Champion. For outdoor enthusiast, Foxes Field offers serene green spaces for recreation and trails. Excellent transport links include Emerson Park's Liberty Line and Upminster Bridge's District Line, providing direct access to central London, whilst A127 offers convenient road connections.

Contact Durden & Hunt for a viewing!

Council Band F Havering

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

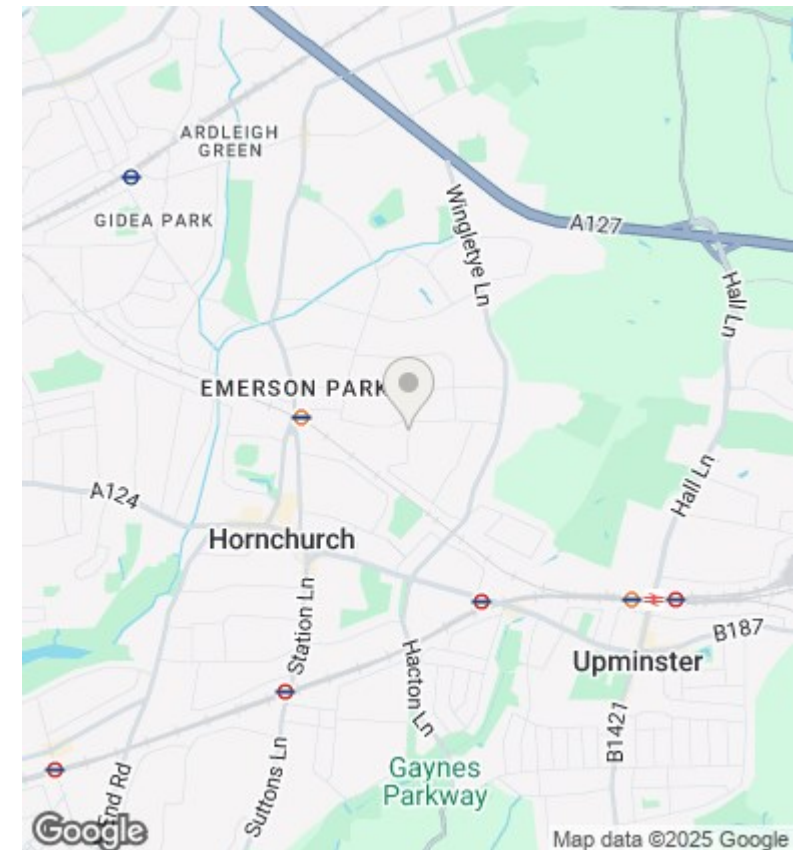
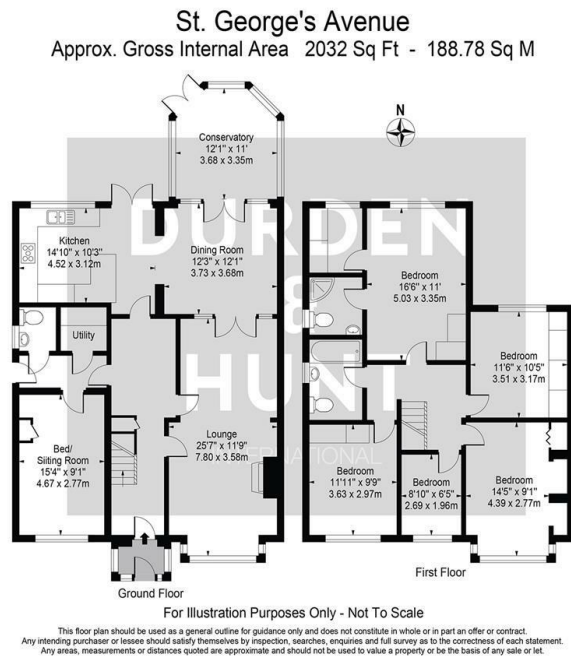
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## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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		
England & Wales		EU Directive 2002/91/EC