

# DURDEN & HUNT

INTERNATIONAL



Great Gardens Road, Hornchurch RM11

Price Guide £700,000

- 4 Years Old With 6 Years New Build Warranty Remaining
- Large Garden
- Primary Bedroom With En Suite
- Opportunity For Multigenerational Living
- Annexe With Kitchen And Bathroom
- Open Plan Kitchen Diner
- Three Additional Bedrooms
- Off Road Parking
- Downstairs WC
- Stylish Lounge

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# Great Gardens Road, Hornchurch RM11

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Council Tax Band: F





Situated in Hornchurch this four bedroom, semi detached home was newly built 4 years ago and has 6 years warranty remaining

The ground floor of this well kept property offers a cozy living room for relaxing, featuring a bay window for natural light to pour through. The sleek and stylish kitchen could become the hub of the house, with integrated appliances and a sophisticated design it flows seamlessly into the dining area. A convenient downstairs WC and a separate utility room add to the homes functionality, ensuring a perfect balance of comfort and contemporary living.

The first floor is comprised of the three bedrooms, providing a versatile layout to suit a range of needs, whether used to sleep, as a home office or cozy reading room. A stylish family bathroom, sophisticated in design, serves this level, offering both practicality and elegance.

On the second floor, the impressive primary suite, provides a private and tranquil retreat. This beautifully designed space benefits from its own walk in wardrobe and a sleek en suite shower room, creating a luxurious haven within the home.

The impressive garden provides a patio area that could be the perfect setting outdoor dining and entertaining, whilst steps lead down to a lush green space, ideal for relaxation or recreation. At the rear of the garden, a versatile outbuilding adds to the homes appeal. Currently used as a workout studio, it offers a fantastic additional space and is complete with its own kitchen and bathroom, making it ideal for a variety of uses, whether as a separate living space, home gym or workshop.

From the garden, side gate access leads to the front of the property where residents benefit from off street parking.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and schools. For outdoor enthusiasts, Haynes Park and Hylands Park offer serene green spaces for recreation and relaxation. Excellent transport links make commuting effortless, with Emerson Park's Liberty Line and Gidea Park Elizabeth Line, providing direct access to Central London, while the A127 and M25 offer convenient road connections.

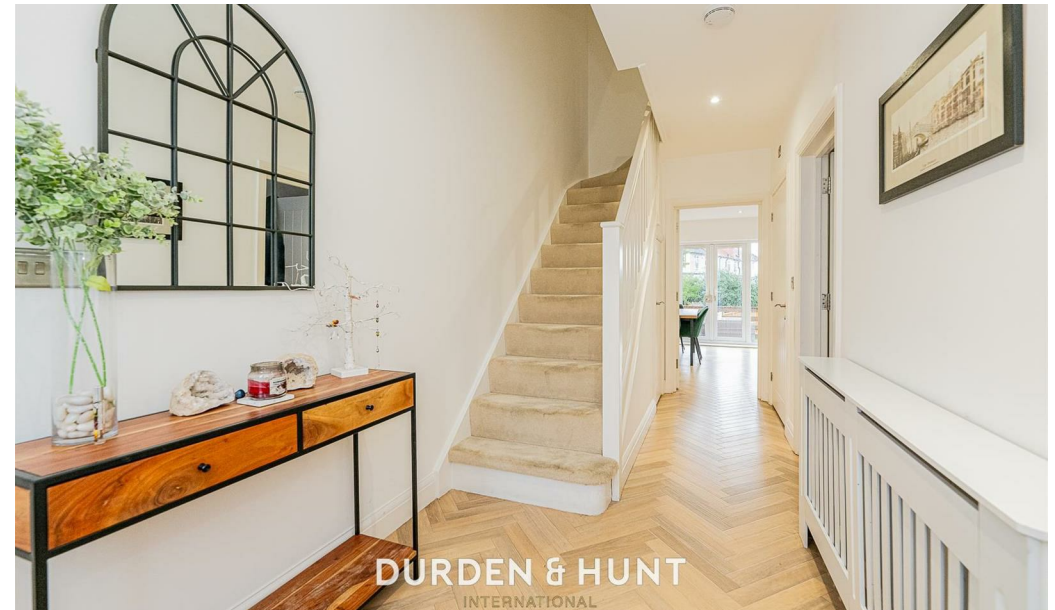
Contact Durden & Hunt for a viewing!

Council Band F Havering

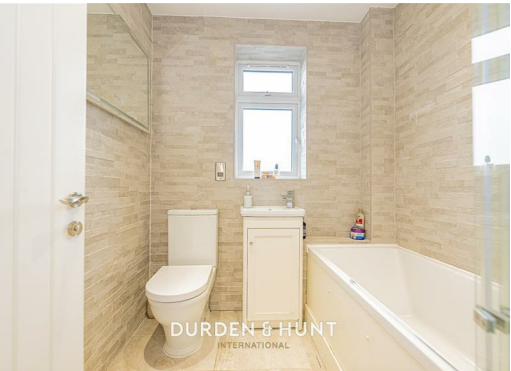
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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

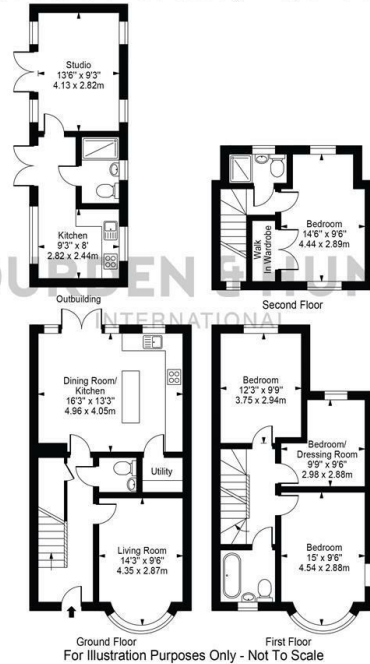
opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised 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.







Great Gardens Road  
 Approx. Total Internal Area 1478 Sq Ft - 137.32 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 277 Sq Ft - 25.76 Sq M



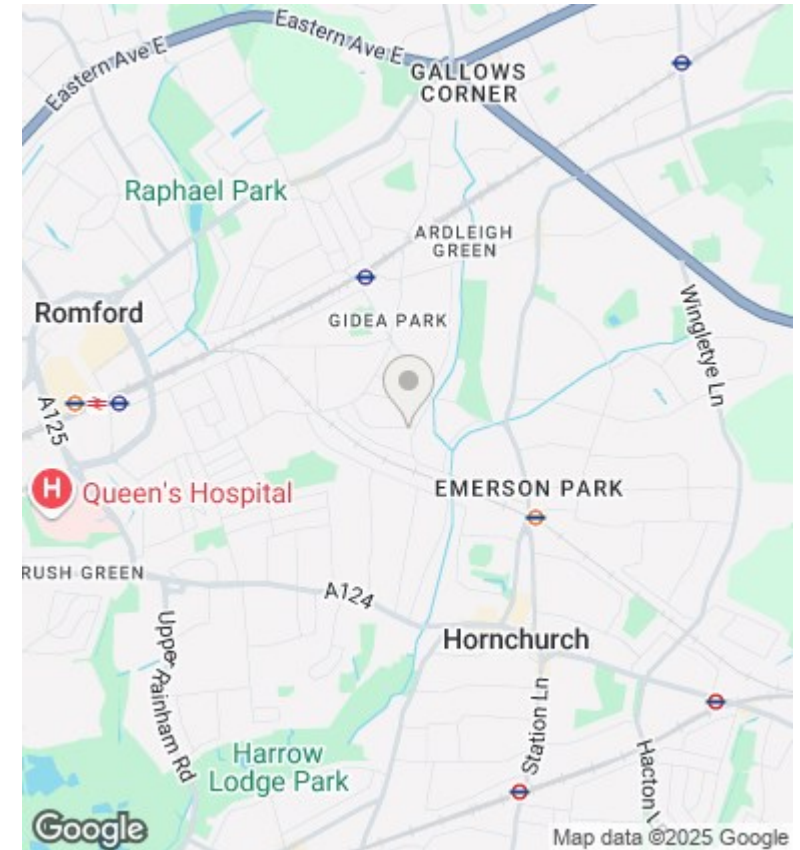
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 