

DURDEN & HUNT

INTERNATIONAL



Wittering Walk, Hornchurch RM12

£475,000

- Countryside Views
- West Facing Garden
- Separate Dining Room
- Contemporary Family Bathroom
- Great Transport Links
- Good Sized Lounge
- Downstairs WC
- Off Road Parking And Garage
- Modern Kitchen
- Three Bedrooms

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Council Tax Band: D



Boasting three bedrooms, this terraced property perfectly blends rural charm with modern convenience.

The ground floor of this home welcomes you with a good sized living room that seamlessly flows into the private garden, allowing for an indoor outdoor lifestyle. The modern kitchen also offers direct access to the garden, perfect for al fresco dining and entertaining. An adjoining dining room provides the ideal space for social and family gatherings, while a conveniently located downstairs WC adds to the convenience of daily living.

On the first floor, you will find three bedrooms thoughtfully arranged to cater to various lifestyle needs. Current owners have transformed one of the bedrooms into a versatile home office, ideal for remote working or studying. Completing this level is a stylish family bathroom, exuding a sense of sophistication and comfort.

Stepping outside, the property features a westerly landscaped garden that beckons relaxation and enjoyment. A serene patio area offers a picturesque setting for morning coffee or evening drinks, while the lawn space provides a perfect oasis for outdoor activities and leisure. Beyond the garden, the home backs onto the picturesque Hornchurch Country Park, offering a tranquil retreat for nature lovers and families to explore and unwind.

Additionally, this home benefits from a convenient garage and off road parking.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops and eateries. A number of well regarded schools, such as Scotts Primary School, are within the local

area. For outdoor enthusiasts, Hornchurch County Park offers serene green spaces for recreation and relaxation. Excellent transport links make commuting effortless, with Hornchurch and Elm Park station's District Line, providing direct access to Central London, while the A127 and M25 offer convenient road connections.

Contact Durden & Hunt for a viewing!

Council Band D Havering

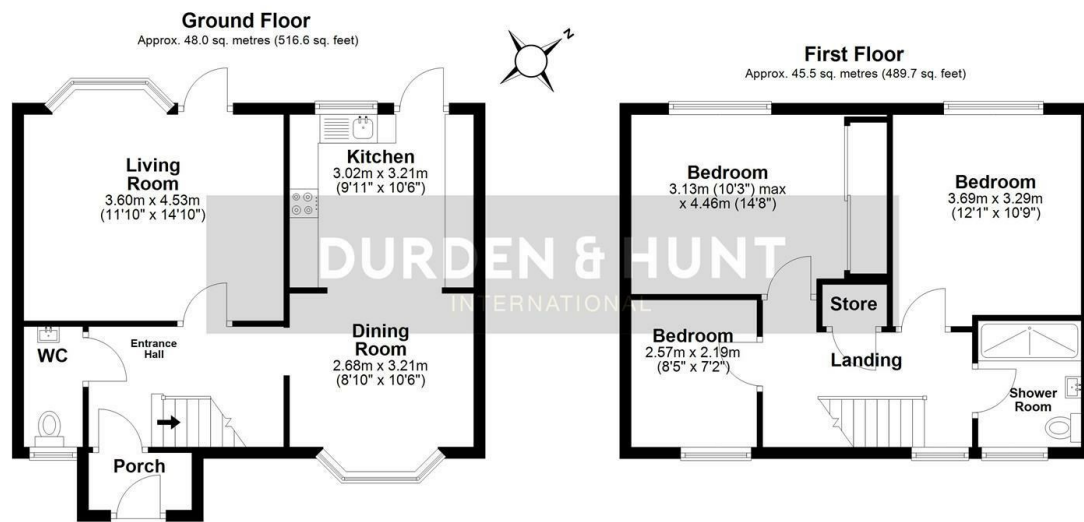
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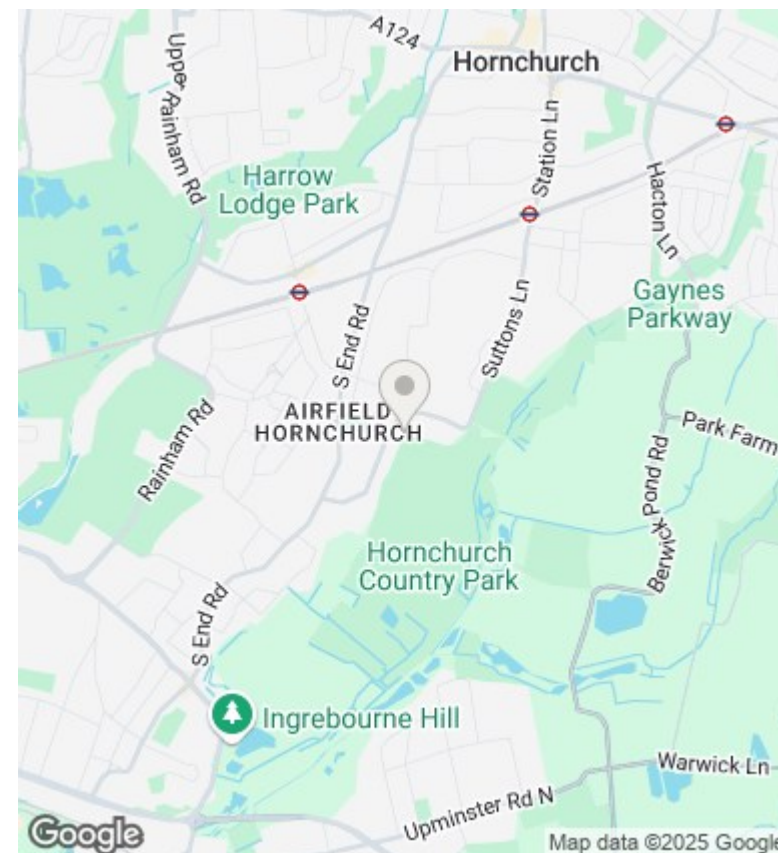


Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Wittering Walk



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		
(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