

# DURDEN & HUNT

INTERNATIONAL



## Wingletye Lane, Hornchurch RM11

Offers In Excess Of £700,000

- Chain Free
- Large Garden
- Open Plan Kitchen/Diner
- Three Further Bedrooms
- Excellent Transport Links
- Driveway With Parking For Multiple Cars
- Downstairs Shower Room
- Good Location
- Spacious Lounge And Conservatory
- Primary Bedroom With En Suite

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

[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>



# Wingletye Lane, Hornchurch RM11

Chain Free - Excellent Transport Links - Good Location - Large Garden - Driveway With Parking For Multiple Cars - Spacious Lounge And Conservatory - Open Plan Kitchen/Diner - Downstairs Shower Room - Primary Bedroom With En Suite - Three Further Bedrooms



Council Tax Band: G



Offering an opportunity to put your mark on your new home, this generous four bedroom home is offered with no onward chain and benefits from a well connected location.

The ground floor offers a spacious living room, an open plan kitchen and dining room and a large conservatory which overlooks the expansive garden. A downstairs shower room optimises this level.

The first floor is comprised of a generous sized primary bedroom with its own en suite. Three additional bedrooms, all well sized, are also located on this floor, and are served by a family shower room.

Externally this home boasts a large garden, garage and driveway for multiple cars.

Due to the generous plot size, the property offers excellent potential for extension (STP).

Ideally located for a wealth of local amenities, such as shops, eateries, leisure facilities and open green spaces. There are also a number of well regarded schools in the local area. For commuters, Upminster Bridge's District line, Emerson Park Liberty line and Upminster c2c services all offer links into London, whilst the A127 provides good road connectivity to London and beyond.

Contact Durden & Hunt for a viewing!

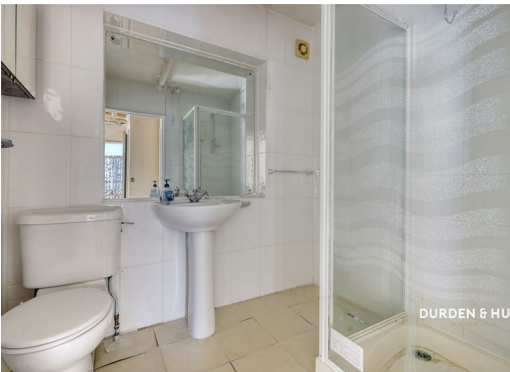
Council Band G Havering

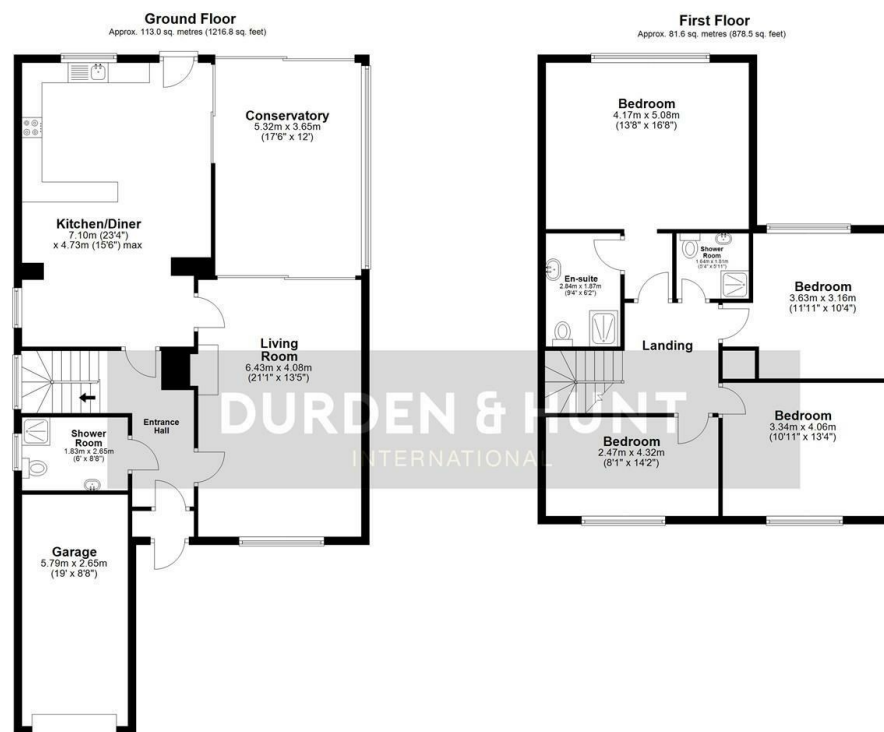
Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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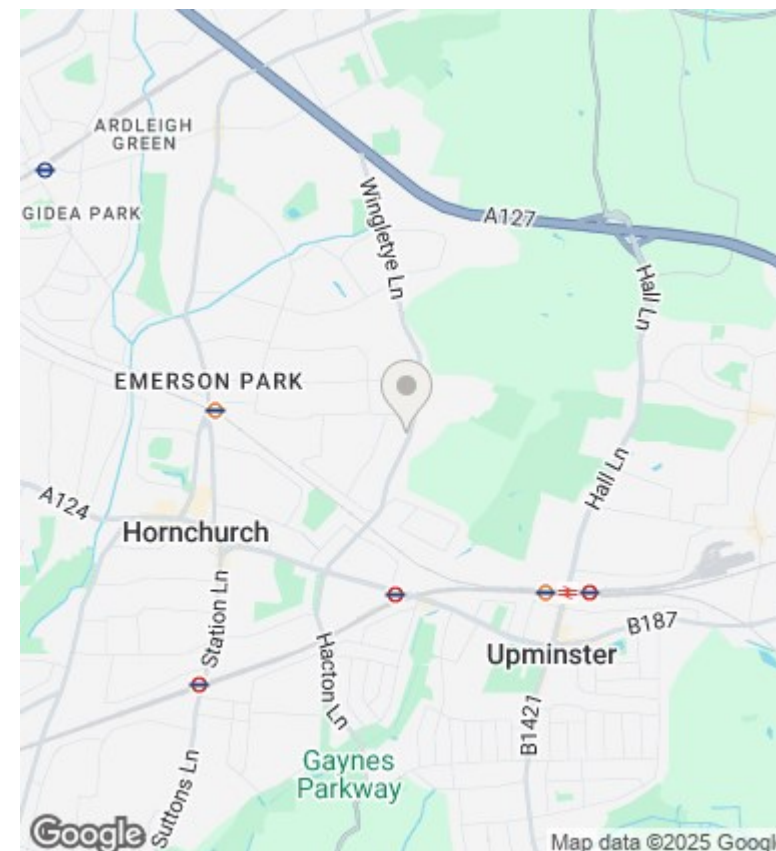




Total area: approx. 194.7 sq. metres (2095.3 sq. feet)

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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Wingletye Lane



## 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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC