

DURDEN & HUNT

INTERNATIONAL



Ardleigh Green Road, Hornchurch RM11

Offers In Excess Of £875,000

- Desirable Location
- Good Transport Links
- Downstairs WC
- Three Further Bedrooms
- Gated Driveway
- Spacious Primary Bedroom With En Suite
- Two Additional Receptions
- Generous Garden
- Large Living, Kitchen And Dining Room
- Contemporary Family Bathroom

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

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Ardleigh Green Road, Hornchurch RM11

Desirable Location - Gated Driveway - Generous Garden - Spacious Primary Bedroom With En Suite - Large Living, Kitchen And Dining Room - Downstairs WC - Two Additional Receptions - Contemporary Family Bathroom - Three Further Bedrooms - Good Transport Links



Council Tax Band: E



Entered via gates and located within a desirable area, this impressive four bedroom residence offers a stylish and comfortable living environment.

Sure to become the heart of the home is the generous kitchen, living and dining room which could be a great place for everyday living and entertaining. The bright, large living space features bi fold doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The modern kitchen and adjoining dining area provide a sleek space to prepare, serve and share meals with family and friends.

A separate sitting room, rich in character features, provides a place to curl up with a good book whilst an additional room, currently used as a study and offering direct access to the garden, creates a versatile layout depending on your requirements. The ground floor WC enhances the practicality of the home.

Upstairs the second floor is dedicated to the primary suite providing a private and peaceful retreat from the rest of the home. The tasteful space benefits from built in storage, a luxurious en suite and a Juliet balcony that overlooks the garden.

On the first floor, you'll find three well proportioned bedrooms, two with fitted wardrobes that provide convenient storage, with all complemented by a contemporary family bathroom.

Externally the mature, rear garden could become your very own oasis. From the patio and pergola to the large lawn and further raised area whether you're looking for a space to relax, socialise or dine al fresco the garden could be the perfect place.

To the front of the property the gated driveway offers off road parking for multiple cars.

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, Harrow Lodge Park and Gaynes Parkway offer serene green spaces for recreation and relaxation. Excellent transport links include easy access to Emerson Park's Liberty Line and Gidea Park's Elizabeth Line, providing direct access to central London, whilst the A13, A12, and A127 offer convenient road connections to the M25 and the City.

Contact Durden & Hunt for a viewing!

Council Band E Havering

Consumer Protection from Unfair Trading Regulations 2008. 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.







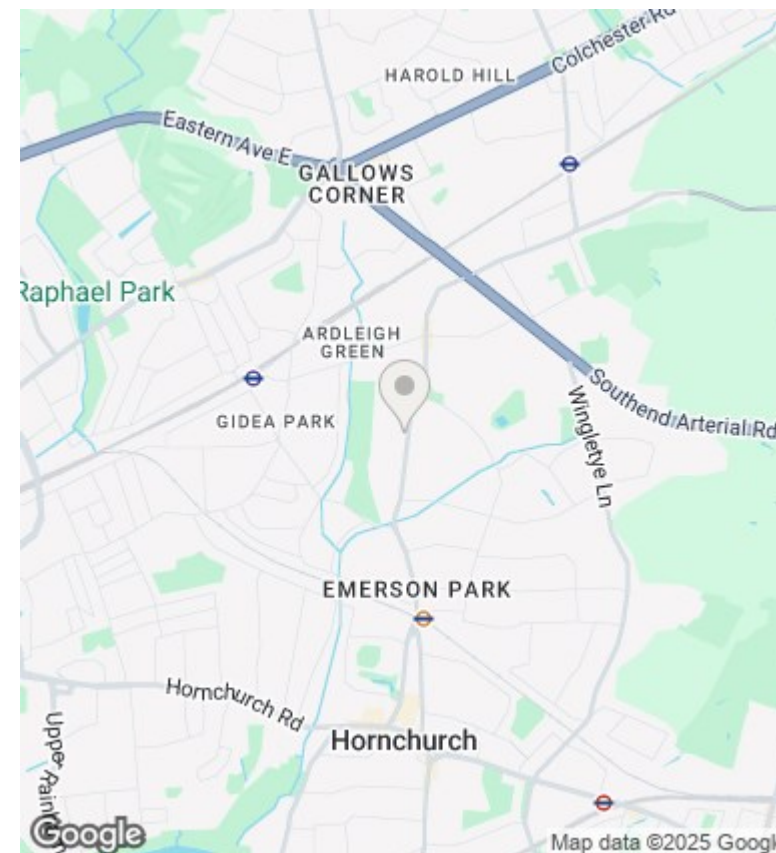
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas,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

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(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	