

DURDEN & HUNT

INTERNATIONAL



Wych Elm Road, Hornchurch RM11

£340,000

- Garage & Off Road Parking
- Two Double Bedrooms
- Contemporary Family Bathroom
- Ground Floor Maisonette
- Good Sized Lounge
- Low Maintenance Garden
- Separate Kitchen

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Garage & Off Road Parking - Ground Floor Maisonette - Low Maintenance Garden - Two Double Bedrooms - Good Sized Lounge - Separate Kitchen - Contemporary Family Bathroom



Council Tax Band: C



This well presented two double bedroom ground floor maisonette offers a comfortable and convenient lifestyle, ideal for first time buyers, downsizers, or investors.

Step inside to discover a comfortable lounge that invites relaxation, a modern separate kitchen with access to the garden and a beautifully styled contemporary family bathroom. The home also boasts two spacious double bedrooms, offering plenty of room to unwind and personalize your space.

The property benefits from a private garage and off road parking, along with a low maintenance rear garden perfect for relaxing or entertaining.

Set amidst picturesque countryside, including the scenic Foxes Field Walk, this location is ideal for outdoor enthusiasts seeking fresh air and green surroundings. Emerson Park Liberty Line provides excellent rail connections, while the A127 ensures superb road access for commuters and travellers alike. A wide range of local amenities are readily available in the area, offering convenience and community right on your doorstep.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Leasehold, Years Remaining: 932

Annual Ground Rent: We are advised there is an annual charge of £10.50, buyers are advised to obtain their own verification.

Annual Service Charge: We are advised there is no service charge payable, buyers are advised to obtain their own verification.

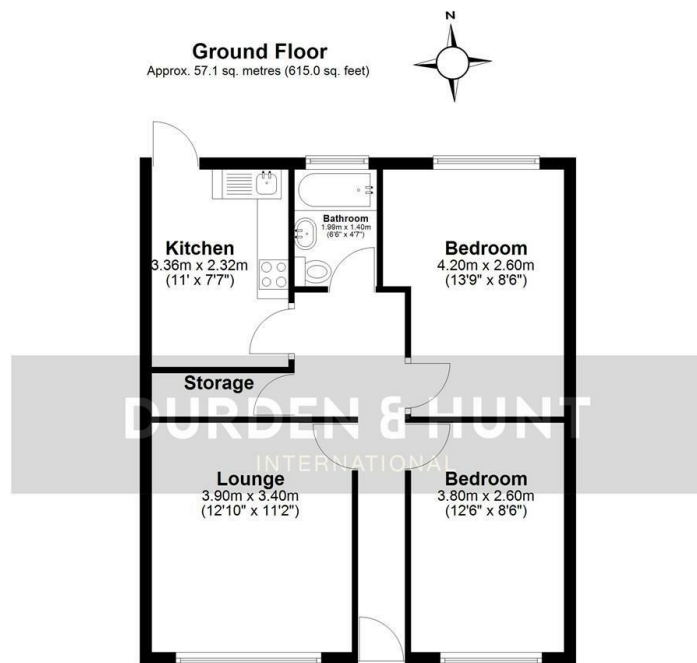
Consumer Protection from Unfair Trading Regulations 2008.

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.





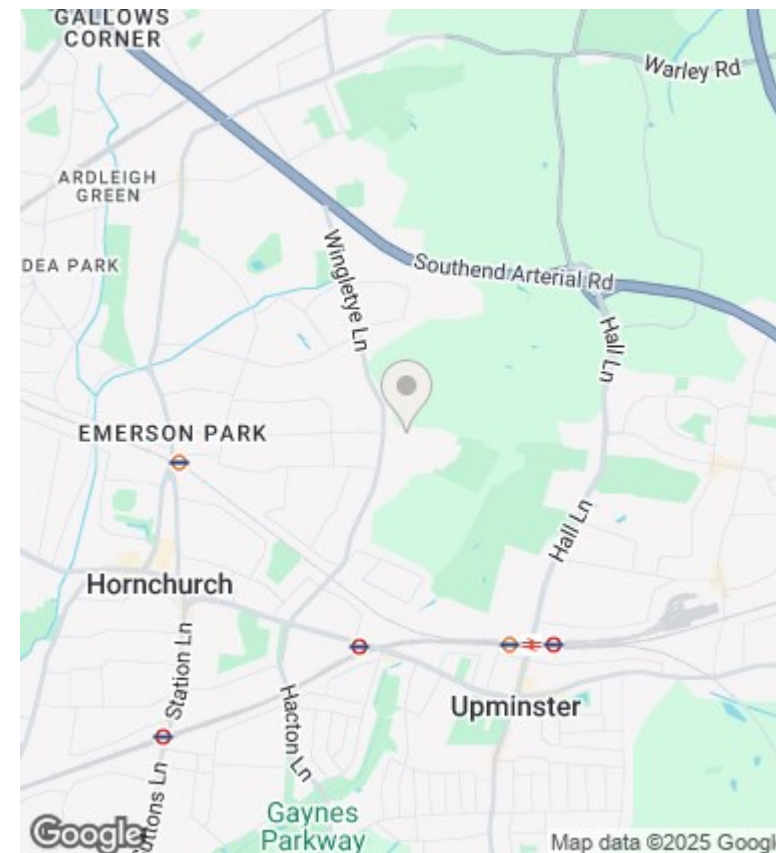


Total area: approx. 57.1 sq. metres (615.0 sq. feet)

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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Plan produced using PlanUp...

Wych Elm Rd



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC