

DURDEN & HUNT

INTERNATIONAL



Claremont Road, Hornchurch RM11

Offers In Excess Of £375,000

- Excellent Transport Links
- Off Road Parking For Two Vehicles With EV Charger
- Contemporary Family Bathroom
- Flexible Layout
- Open Plan Living & Dining Room
- Ground Floor Maisonette
- Good Sized Garden With Outbuilding
- Modern Kitchen

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Council Tax Band: C



This well presented ground floor maisonette is ideally situated for access to Romford Station, offering excellent transport links and convenience.

This well presented three bedroom home offers a flexible layout to suit a variety of lifestyles. The bright open plan living and dining area flows seamlessly into a modern kitchen and opens directly onto a private garden, ideal for entertaining or unwinding. The contemporary family bathroom features both a bath and a separate shower, catering to all needs and preferences.

Step outside to a thoughtfully designed garden space, featuring a decking area, low maintenance artificial lawn, a dedicated BBQ zone, and a versatile outbuilding at the rear. Currently used as a home office and additional storage, this space offers excellent potential for a variety of uses.

The front of the property benefits from two private parking spaces, equipped with an EV charger, adding further convenience to this attractive home.

This location benefits from excellent transport links including Emerson Park and Romford stations, providing swift access to central London. The area offers a range of local amenities such as shops, cafes, and supermarkets, with open green spaces like Haynes Park and Raphael Park providing great space for outdoor recreation and relaxation.

Contact Durden & Hunt for a viewing!

Council Band C Havering

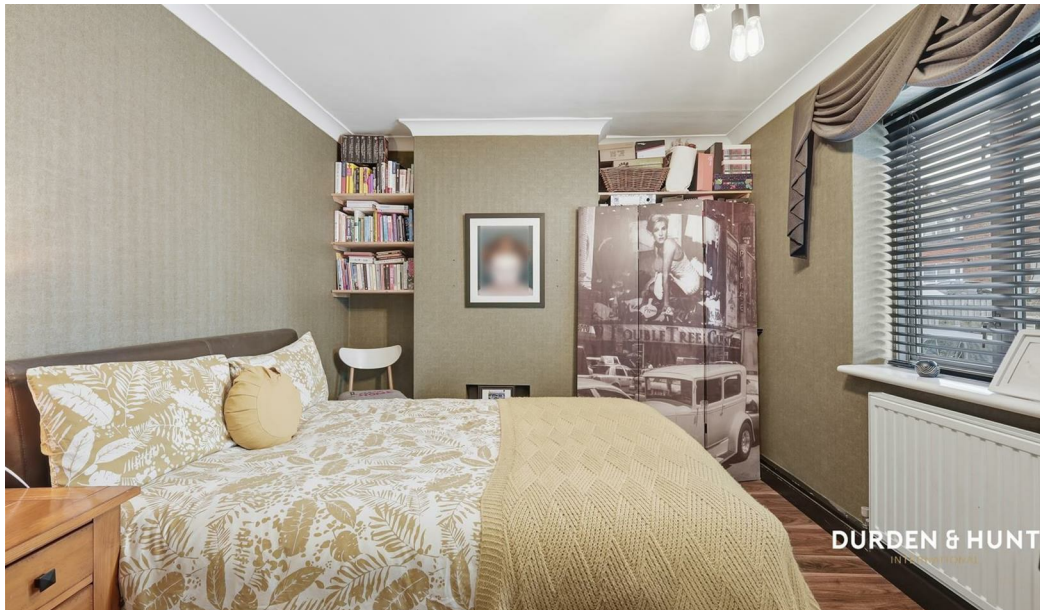
Leasehold, Years Remaining: 97

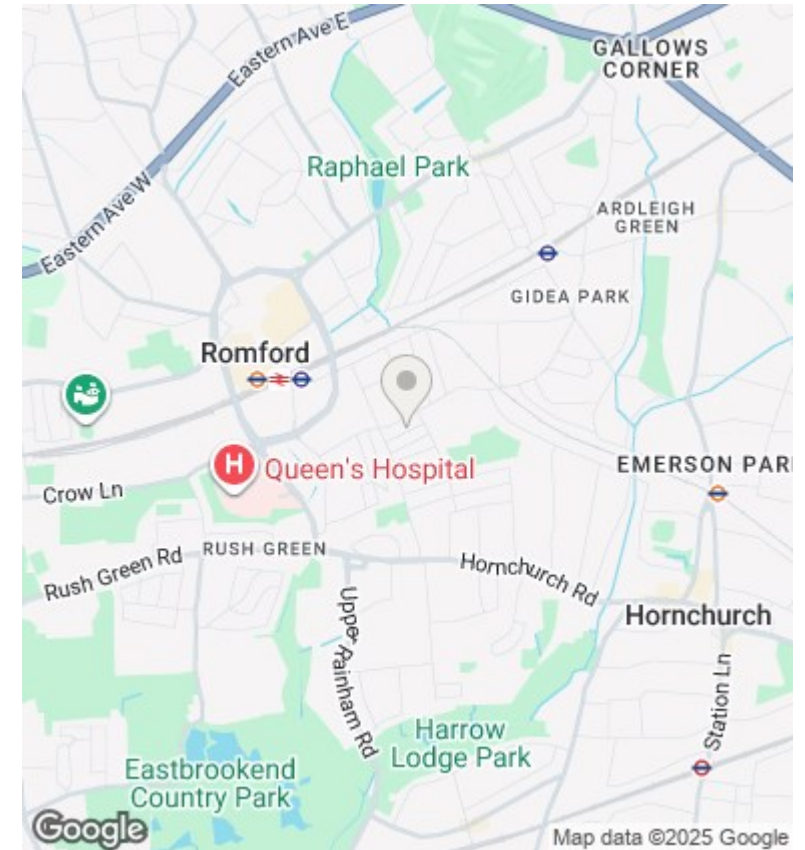
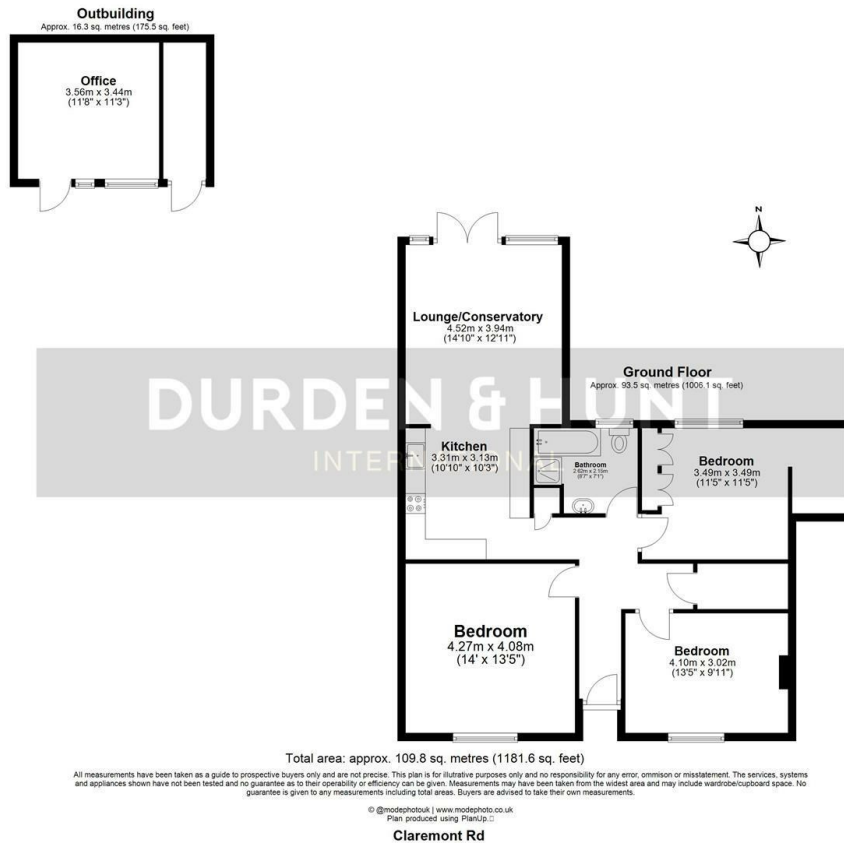
Annual Service Charge & Buildings Insurance: £917.05 (01/04/25 - 31/03/26 Invoiced Quarterly, Invoice Dated 21/02/25)
Annual Ground Rent: £10 (01/04/25 - 31/03/26 Invoiced Quarterly, Invoice Dated 21/02/25)

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.







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	71	75
(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