



## Northumberland Avenue, Hornchurch RM11

Offers In Excess Of £750,000

- Large Garden With Feature Pond
- Downstairs Family Shower Room & Utility Room
- Contemporary Family Bathroom
- Off Road Parking For Up To Three Vehicles
- Separate Kitchen
- Multiple Reception Rooms
- Four Double Bedrooms

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Large Garden With Feature Pond - Off Road Parking For Up To Three Vehicles - Multiple Reception Rooms - Downstairs Family Shower Room & Utility Room - Separate Kitchen - Four Double Bedrooms - Contemporary Family Bathroom



Council Tax Band: D



\*\* Guide Price £775,000 - £800,000 \*\*

Situated in Hornchurch, this spacious end terrace property is ideally located for easy access to Haynes Park and offers generous, versatile living accommodation throughout.

On the ground floor, a welcoming entrance leads to a through lounge that flows seamlessly from the living room into the dining area, which enjoys direct access to the garden. There are two additional reception rooms, providing flexibility for use as a formal sitting room, study, or cosy snug. The separate kitchen is complemented by an adjoining utility room, and a family shower room completes the ground floor layout.

Upstairs, the property offers four well proportioned bedrooms, three of which feature built in storage, along with a contemporary family bathroom.

Outside, the rear garden is a true green oasis, featuring a patio area perfect for outdoor entertaining, steps leading down to a large garden with a feature pond and mature shrubs. To the front, there is off road parking for up to three vehicles.

This location benefits from peaceful surroundings and easy access to Haynes Park, Hornchurch High Street, and a range of well regarded schools. Excellent transport links include Gidea Park's Elizabeth line and Emerson Park's Liberty line providing easy access into Central London.

Contact Durden & Hunt for a viewing!

Council Band D Havering

Consumer Protection from Unfair Trading Regulations 2008.

Misrepresentations Act 1967. Property Misdescriptions Act 1991.

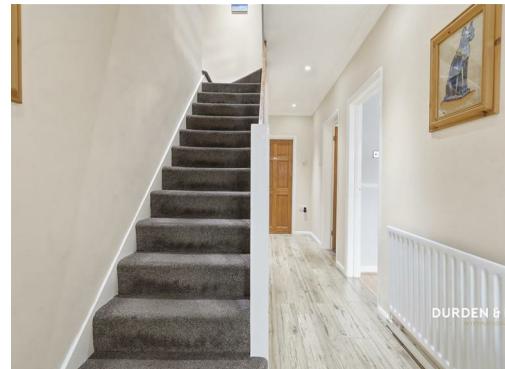
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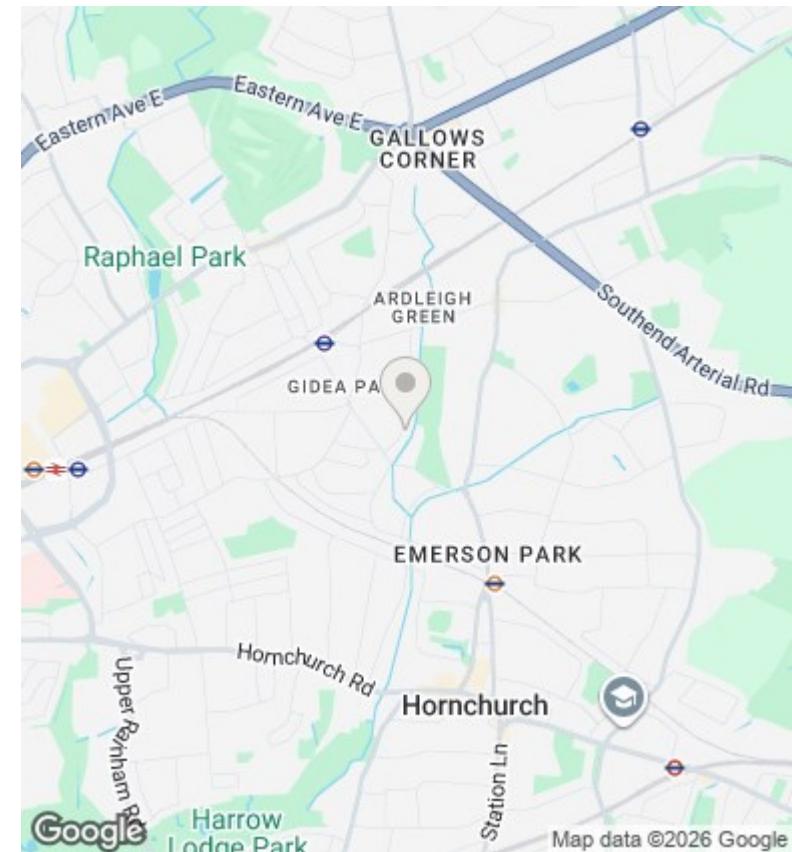
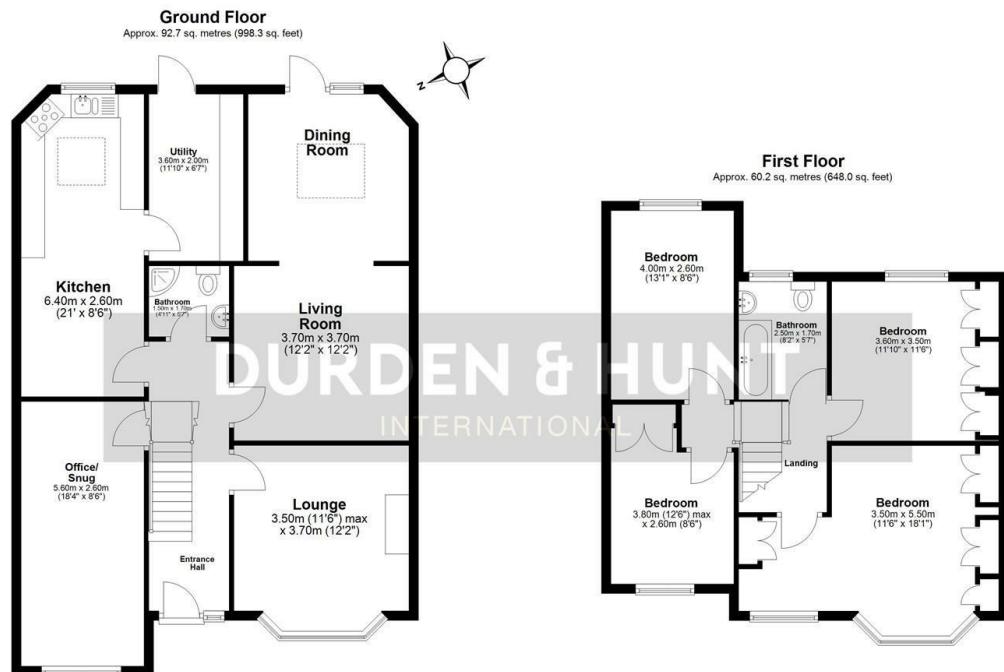


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## Viewings

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	