

DURDEN & HUNT

INTERNATIONAL



Ardleigh Green Road, Hornchurch RM11

£1,450,000

- Sought After Location
- Garage And Driveway
- Downstairs WC
- Two Stylish Bathrooms
- Excellent Transport Links
- Spacious Garden
- Office And Utility Room
- Beautiful Detached Home
- Multiple Reception Rooms
- Four Large Bedrooms

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Ardleigh Green Road, Hornchurch RM11

Sought After Location – Excellent Transport Links – Beautiful Detached Home – Garage And Driveway – Spacious Garden - Multiple Reception Rooms – Downstairs WC – Office And Utility Room – Four Large Bedrooms – Two Stylish Bathrooms



Council Tax Band: F



Situated in a highly sought after pocket of Hornchurch, this impressive and beautifully appointed detached residence features a garage and a large private driveway. Thoughtfully designed, the home effortlessly blends sophisticated style with practical living, ideal for modern family life.

The heart of the home is the expansive open plan kitchen and dining area, thoughtfully designed with a sleek, high end island featuring a breakfast bar, ideal for casual dining and entertaining. Large doors provide seamless access to the meticulously maintained garden, flooding the space with natural light and creating a harmonious indoor outdoor flow.

The ground floor further showcases a spacious living room, beautifully enhanced by an elegant feature fireplace and direct access to the garden, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining. Two additional reception rooms provide versatile living options, currently arranged as a playroom and a formal sitting room, allowing for flexibility to suit a variety of family needs. A well appointed office offers an ideal setting for remote work or quiet study. Practicality is thoughtfully addressed with a generous utility room and a contemporary downstairs WC.

Ascending to the first floor, four generously proportioned bedrooms provide restful retreats, each finished to a high standard. The family shower room and a sumptuous family bathroom stand out, with the latter featuring a luxurious double vanity, designed to offer a spa like experience.

Additionally, the property benefits from previously approved planning permission (now lapsed) for a first floor rear extension to provide two new bedrooms and an en suite bathroom, together with associated internal alterations (Reference: P1297.12), offering exciting potential for future enhancement.

The extensive garden is a true highlight, combining a paved patio area perfect for al fresco dining and entertaining, with a lush, manicured lawn framed by mature shrubs and greenery, ensuring privacy and tranquillity. This exceptional outdoor space offers a perfect sanctuary for relaxation and family enjoyment.

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 F 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

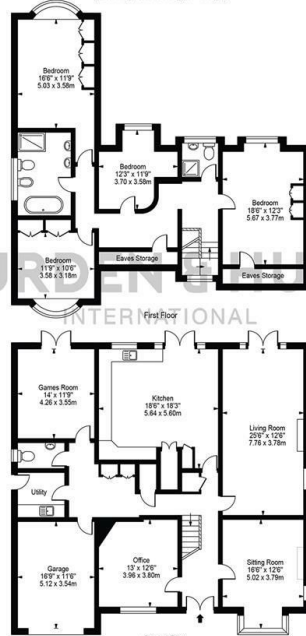
advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied 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.





Ardleigh Green Road
 Approx. Total Internal Area 2968 Sq Ft - 275.71 Sq M
 (Including Eaves Storage & Garage)
 Approx. Gross Internal Area 2684 Sq Ft - 249.36 Sq M
 (Excluding Eaves Storage & Garage)



For Illustration Purposes Only - Not To Scale

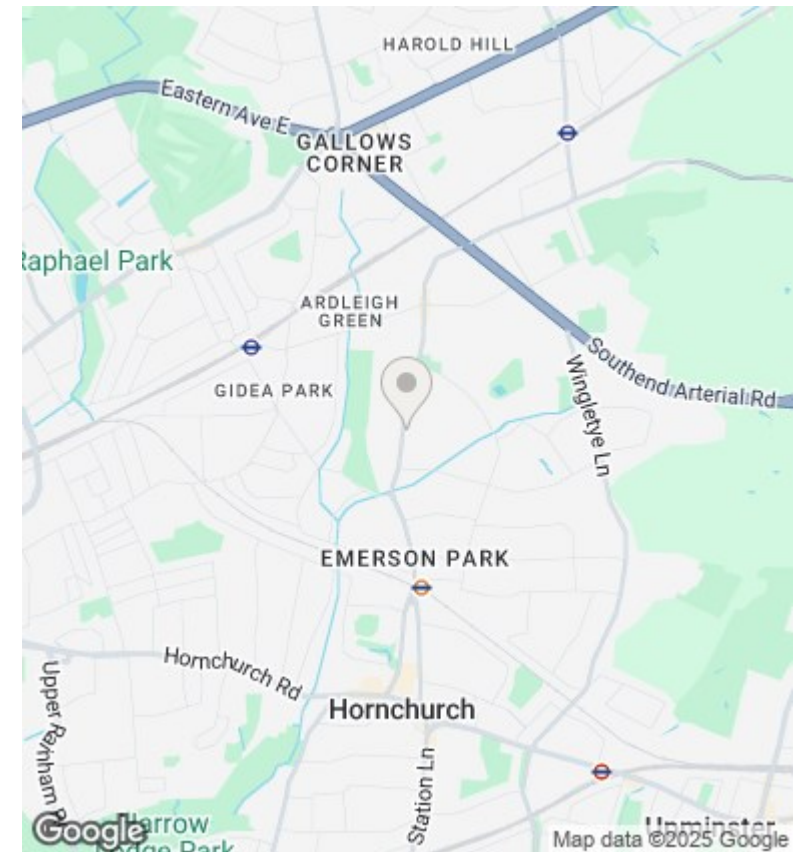
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas,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

F



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