

DURDEN & HUNT

INTERNATIONAL



Belmont Road, Hornchurch RM12

£500,000

- Excellent Transport Links
- Good Sized Garden With Summer House
- Bright Conservatory
- Two Double Bedrooms
- Off Road Parking
- Large Living Room
- Modern Kitchen With Integrated Appliances
- Contemporary Family Bathroom

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Council Tax Band: D



Ideally located for Hornchurch Station, this charming semi detached bungalow offers spacious and versatile living throughout, with the added convenience of easily accessible transport links.

The large living room features a striking feature fireplace and provides access to the conservatory, which leads directly onto the rear garden. The separate modern kitchen is fitted with integrated appliances and also enjoys garden access, perfect for indoor outdoor living.

Accommodation comprises two well proportioned bedrooms served by a contemporary family shower room.

The rear garden offers a combination of patio and lawn, complete with a summer house, ideal for relaxing or entertaining. To the front, the property benefits from off road parking for convenience.

With superb access to Hornchurch Station (District Line) and convenient links to the A13 and M25, this location is exceptionally well connected. Residents benefit from a wealth of nearby amenities, from shops and healthcare facilities to cafés and restaurants. Gaynes Parkway and Harrow Lodge Park also provide extensive green space ideal for leisure and outdoor activities.

Contact Durden & Hunt for a viewing!

Council Band D 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

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Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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

