

# DURDEN & HUNT

INTERNATIONAL



Bush Elms Road, Hornchurch RM11

£750,000

- Excellent Transport Links
- Utility Room And Downstairs WC
- Primary Bedroom With En Suite
- Off Road Parking And Garage
- Multiple Reception Rooms
- Three Further Bedrooms
- Large Garden
- Modern Kitchen
- Contemporary Family Bathroom

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Council Tax Band: E



This charming semi detached home, located in Hornchurch, offers the perfect blend of style, comfort, and practicality.

The ground floor features a modern kitchen and breakfast room, thoughtfully designed with an adjoining utility room and direct access to the rear garden. A generously sized lounge and dining area provide a bright and comfortable space for family gatherings, while an additional reception room offers flexible living options to suit your lifestyle. Completing the ground floor is a convenient downstairs WC, adding practicality to this property.

Upstairs, you'll find four well sized bedrooms, with the luxurious primary bedroom featuring a private en suite, creating a peaceful retreat. The remaining bedrooms share a well appointed family bathroom, designed with both style and function in mind. The expansive loft space on the second floor offers ample storage space.

Outside, the mature shrubs surround a generous lawn garden and a spacious patio area, perfect for outdoor entertaining or simply unwinding in tranquillity. Handy off road parking and a convenient garage further enhance this property's appeal.

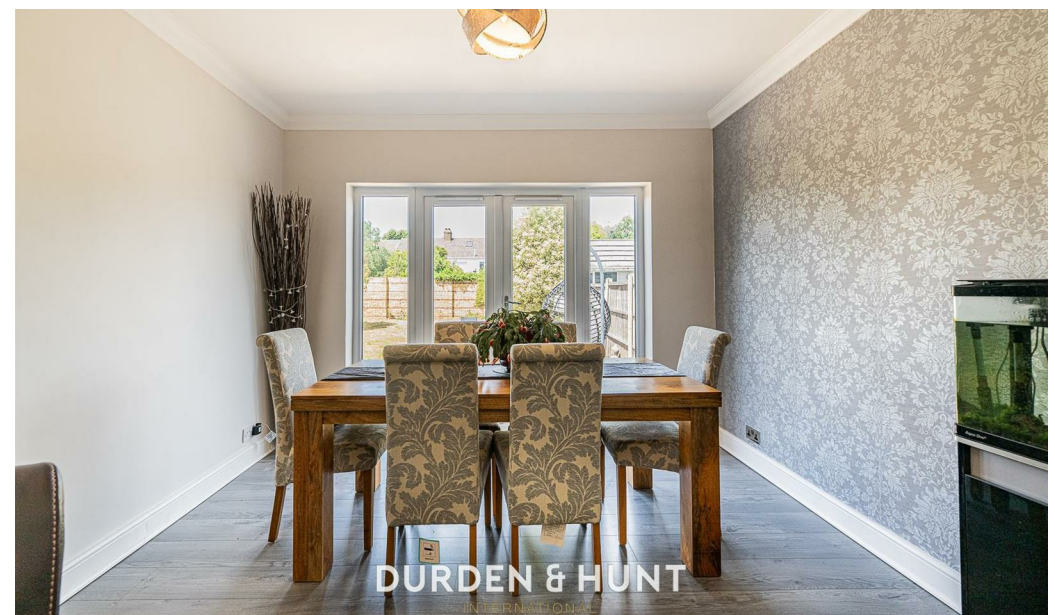
Ideally situated for easy access to Emerson Park's Liberty Line and the A125, this location is perfect for those seeking excellent transport connections. The area offers a wealth of local amenities, including shops, cafes, and everyday essentials, while Harrow Lodge Park and other open green spaces provide wonderful opportunities for outdoor recreation and relaxation.

Contact Durden & Hunt for a viewing!

Council Band E Havering

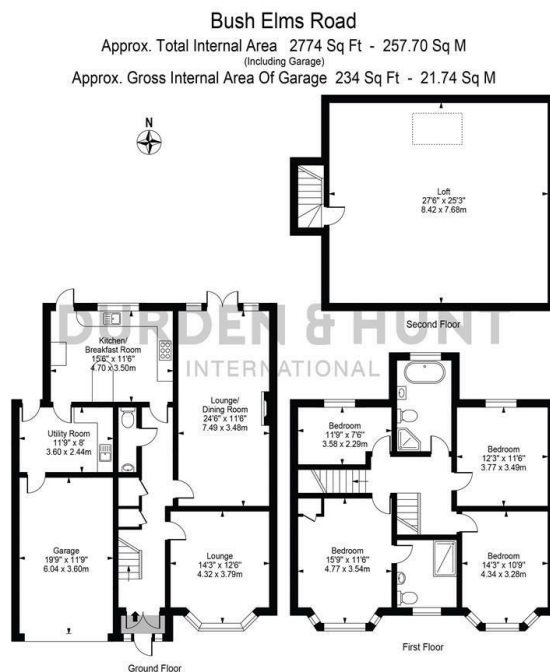
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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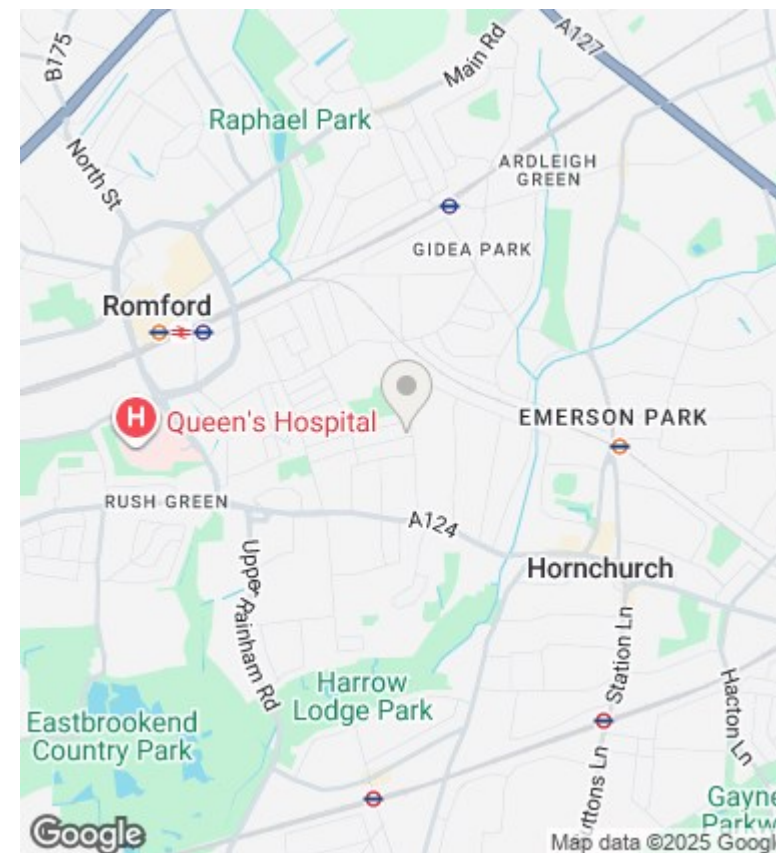






For Illustration Purposes Only - Not To Scale

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

E

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |