

DURDEN & HUNT

INTERNATIONAL



Slewins Lane, Hornchurch RM11

Guide Price £625,000

- Opportunity To Develop (STP)
- Ample Off Road Parking
- Multiple Reception Rooms
- Three Good Sized Bedrooms
- Spacious Landscaped Garden With Pond
- Excellent Transport Links
- Downstairs WC
- Versatile Outbuilding With WC Shower Room
- Opportunity For Multigenerational Living
- Contemporary Kitchen

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Guide Price £625,000 - £650,000 - Opportunity To Develop (STP) - Spacious Landscaped Garden With Pond - Versatile Outbuilding With WC Shower Room - Ample Off Road Parking - Opportunity For Multigenerational Living - Multiple Reception Rooms - Downstairs WC - Contemporary Kitchen - Three Good Sized Bedrooms - Family Bathroom



Council Tax Band: E



Ideally located in Hornchurch, this semi detached home offers a wonderful balance of indoor and outdoor living space, ideal for families, professionals, or those seeking additional flexibility from their home.

The ground floor offers a comfortable living room filled with natural light, featuring French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The space is complete with a wall mounted heater and climate control air conditioning for year round comfort. The separate dining room provides the perfect setting for family meals or entertaining guests, while the well appointed kitchen offers integrated appliances, such as a split level cooker, hob and washing machine. A convenient downstairs WC completes this level.

Upstairs, the first floor boasts three well proportioned bedrooms, all offering generous space and versatility for families or guests. A modern family bathroom serves the upper floor.

One of the standout features of this home is the large, beautifully maintained rear garden. With a spacious patio area, ideal for al fresco dining or summer barbecues, and a substantial lawn bordered by mature shrubs and planting, it provides both privacy and a tranquil setting for outdoor enjoyment. A charming pond adds to the peaceful ambiance, creating a relaxing retreat right in your backyard.

To the rear of the garden lies a versatile and generously sized outbuilding, fully equipped with its own WC and shower room, also featuring a climate control air conditioning unit. This space is perfect for use as a home office, gym, studio, guest suite, or even a potential annexe, offering excellent flexibility to meet a range of lifestyle needs.

The property also enjoys the advantage of ample off road parking at the

front, providing easy and convenient access for multiple vehicles.

The location offers excellent connectivity, with easy access to the Elizabeth Line at Gidea Park and the Overground at Emerson Park Station. A wide range of local amenities are within easy reach, while Haynes Park and Hylands Park provide ample green space. The A127 offers convenient road links.

Contact Durden & Hunt for a viewing!

Council Band E 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.





Slewins Lane
 Approx. Total Internal Area 1592 Sq Ft - 147.94 Sq M
 (Including Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 351 Sq Ft - 32.62 Sq M



For Illustration Purposes Only - Not To Scale

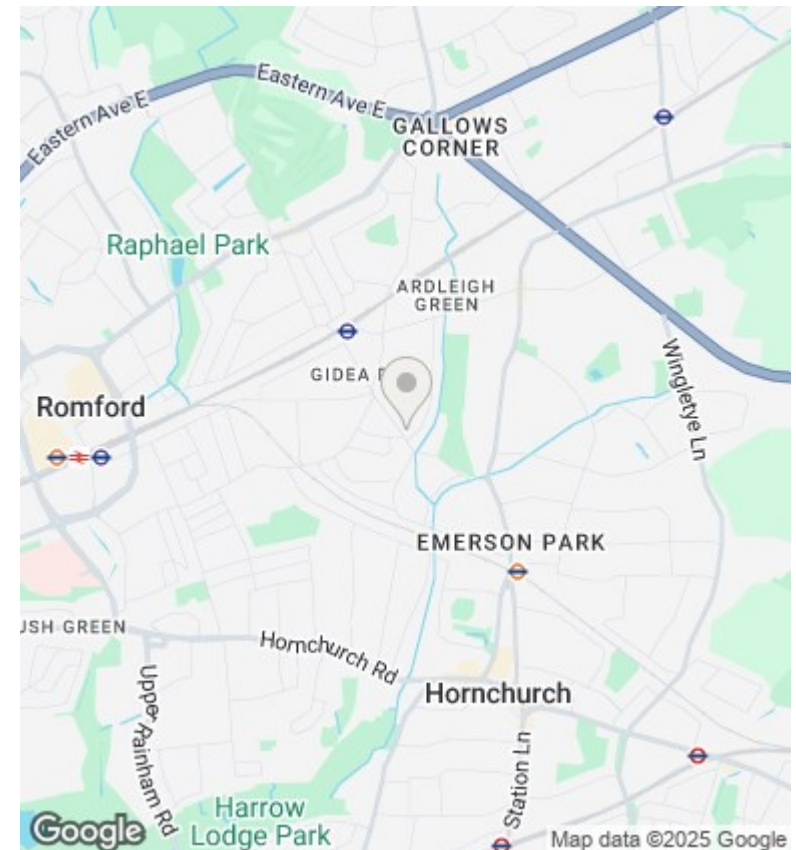
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		