



Slewins Lane, Hornchurch RM11

Guide Price £750,000

- Guide Price £750,000 - £775,000
- Large Garden
- Primary Bedroom With Built In Storage
- Off Road Parking And Garage
- Downstairs WC
- Two Further Bedrooms
- Excellent Transport Links
- Kitchen
- Family Bathroom With Separate WC

Slewins Lane, Hornchurch RM11

Guide Price £750,000 - £775,000 - Excellent Transport Links - Off Road Parking And Garage - Multiple Reception Rooms - Large Garden - Downstairs WC - Kitchen - Primary Bedroom With Built In Storage - Two Further Bedrooms - Family Bathroom With Separate WC



Council Tax Band: G



Situated in Gidea Park, this charming detached residence boasts three bedrooms and thoughtfully designed living spaces,

Stepping inside, the ground floor unveils two reception rooms ideal for entertaining guests or creating a cosy retreat. The dining room is adorned with a striking feature fireplace, adding character and charm to the space, and offers seamless access to the garden, creating a seamless transition between indoor and outdoor living. For culinary enthusiasts, the homes kitchen provides a space for cooking and preparing meals, whilst a convenient downstairs WC adds to the practicality of this home.

Ascending the stairs, the primary bedroom beckons with its generous proportions and built in wardrobes, offering a serene haven for relaxation. Two additional bedrooms provide versatility for family members or guests, each offering a welcoming ambience. Completing this residence is a family shower room and a separate WC, providing convenience and privacy for all occupants.

Externally, this home benefits from a driveway with both garage and off road parking, providing convenience and security for your vehicles. The garden is a tranquil oasis, complete with a delightful patio area and lush lawn, perfect for outdoor gatherings or simply unwinding after a long day.

This home is ideally located for a wealth of local amenities, such as shops, eateries, and schools. For outdoor enthusiasts, Haynes Park offers serene green spaces for recreation and relaxation. Excellent transport links make commuting effortless, with Gidea Park station's Elizabeth Line providing direct access to Central London, while the A127 and M25 offer convenient road connections.

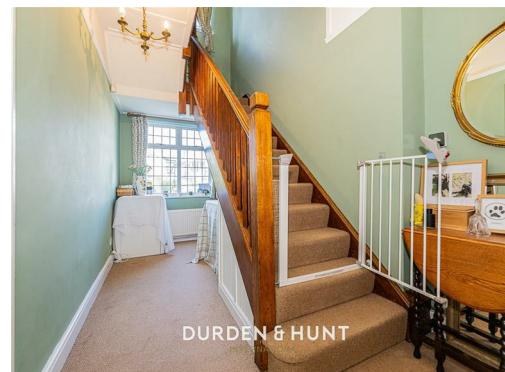
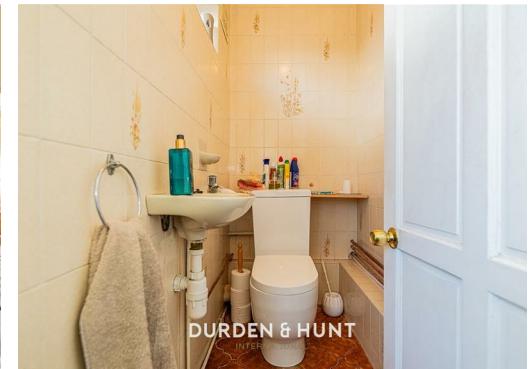
Contact Durden & Hunt for a viewing!

Council Band G Havering

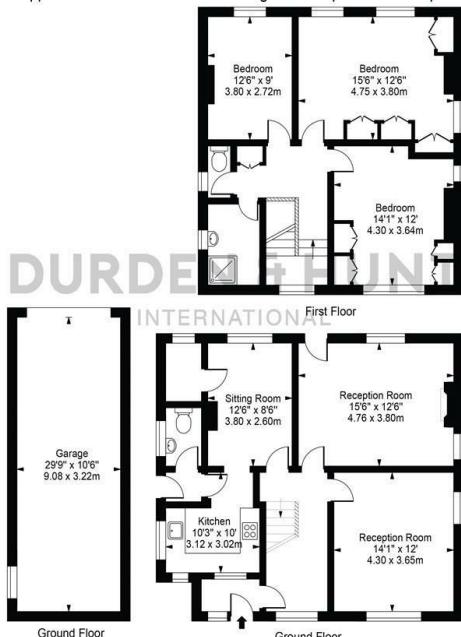
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.



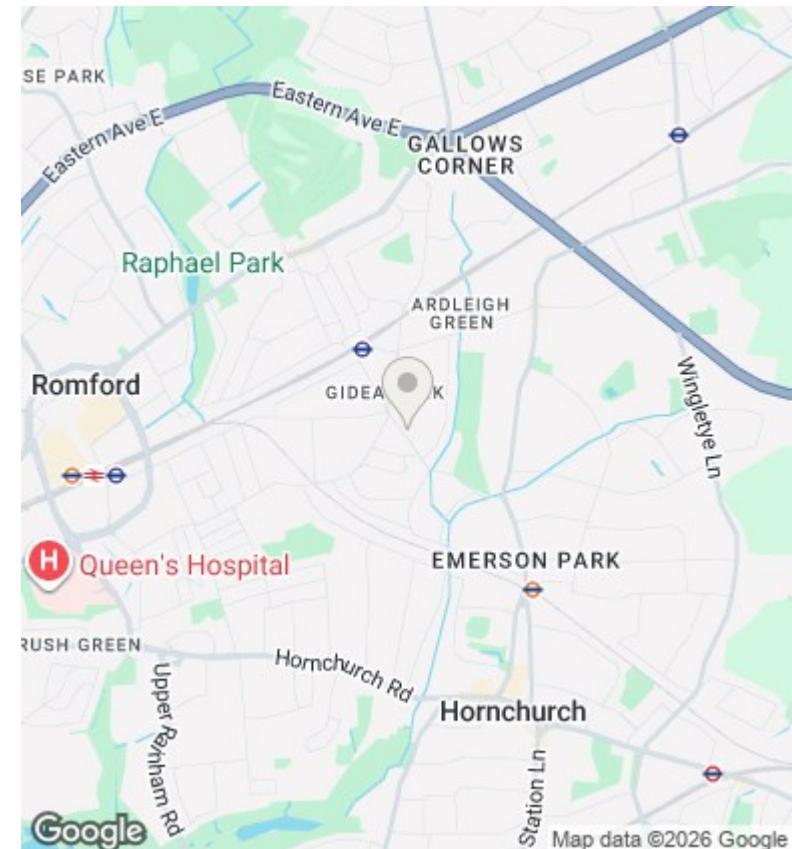


Slewins Lane
 Approx. Total Internal Area 1775 Sq Ft - 164.87 Sq M
 (including Garage)
 Approx. Gross Internal Area Of Garage 315 Sq Ft - 29.24 Sq M



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

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC