

DURDEN & HUNT

INTERNATIONAL



Cormorant Walk, Hornchurch RM12

Offers In Excess Of £425,000

- Modern Kitchen Diner
- Great Transport Links
- Ideally Located
- Downstairs WC
- Large Garden With Covered Patio
- Garage And Electric Roller Shutter

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Cormorant Walk, Hornchurch RM12

Modern Kitchen Diner - Great Transport Links - Ideally Located - Downstairs WC - Large Garden With Covered Patio - Garage And Electric Roller Shutter



Council Tax Band: D



Located in Hornchurch is where we find this semi detached, four-bedroom family home with a garage.

Situated on two floors it has been tastefully decorated throughout the home.

As we enter the home we find a bright and spacious living room, with a beautiful big bay window.

Enjoy cooking and eating your meals, in the well fitted modern kitchen diner, with plenty of cabinet and counter space. A WC finishes up this floor.

Upstairs to the four bedrooms, the larger of the rooms has a big window, one is being used a child's room whilst the other two are being utilised as storage rooms.

All the rooms are complimented by a contemporary family bathroom with a bath and shower unit.

Enjoy being outside with family and friends, in the large garden and covered patio with its flowering bushes and shrubs.

Ideally located close to good schools in the area, local shops and amenities, as well as ample green spaces. There are excellent transport links including the A12, A13, M25 and Emerson Park overground station, plus Hornchurch and Elm Park underground station for the district line that takes you directly into the city.

Owner has advised there is a recently installed boiler and fuse box. The garage has an electric roller shutter.

Contact the Durden and Hunt team today for a viewing!

Freehold

Council Tax Band D Havering

Consumer Protection from Unfair Trading Regulations

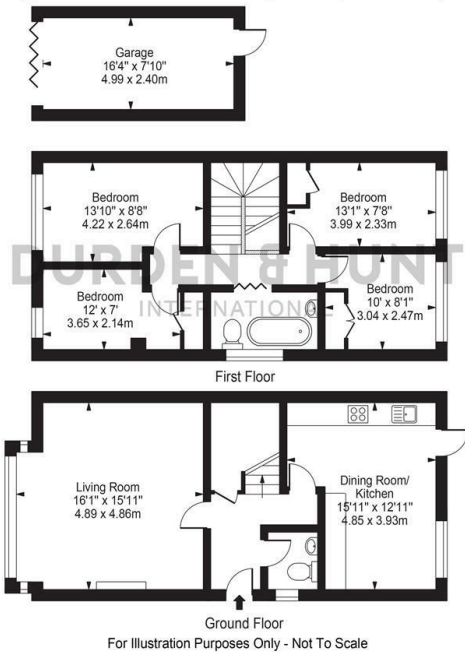
2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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 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.





Cormorant Walk
 Approx. Total Internal Area 1241 Sq Ft - 115.30 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 129 Sq Ft - 11.98 Sq M



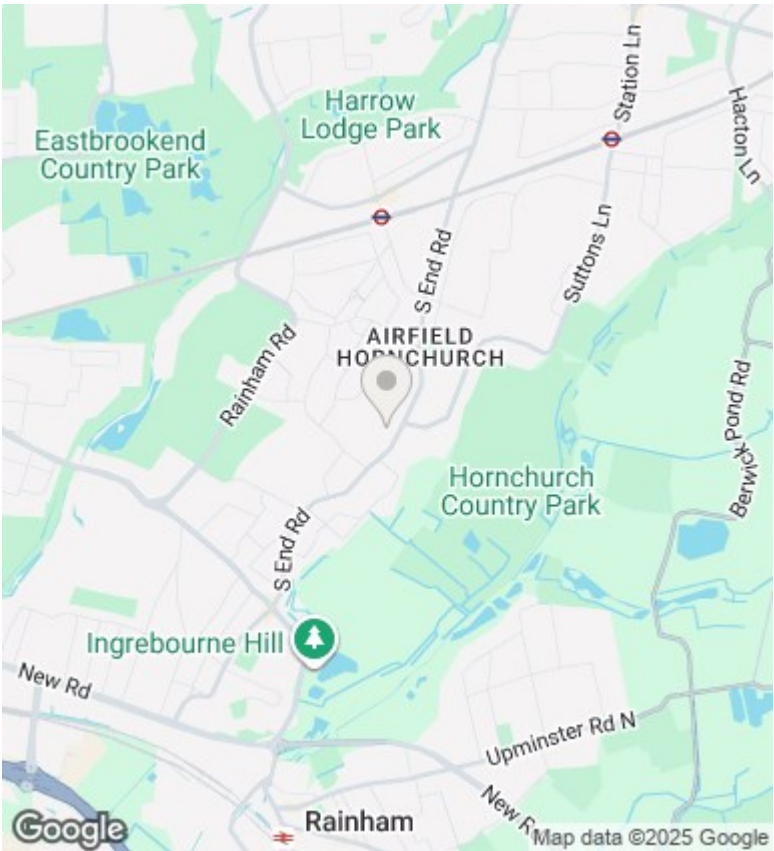
For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to 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

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		