

# DURDEN & HUNT

INTERNATIONAL



## Brookside, Hornchurch RM11

£1,000,000

- Excellent Transport Links
- Guest WC & Utility Room
- Four Bedrooms, Two With En Suites
- Garden With Outbuilding
- Stylish Kitchen
- First Floor WC
- Garage & Off Road Parking
- Two Reception Rooms
- Detached Family Home

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

[hornchurch@durdenandhunt.co.uk](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>

# Brookside, Hornchurch RM11

Excellent Transport Links - Garden With Outbuilding - Garage & Off Road Parking - Guest WC & Utility Room - Stylish Kitchen - Two Reception Rooms - Four Bedrooms, Two With En Suites - First Floor WC - Detached Family Home



Council Tax Band: G



This impressive detached family home is ideally located in the sought after area of Hornchurch and offers generous, versatile accommodation throughout.

The ground floor features a spacious lounge with an attractive feature fireplace, creating a warm and inviting living space. A separate dining room provides an ideal setting for entertaining, while the stylish, well appointed kitchen is complemented by a practical utility room with direct access to the integral garage. A convenient downstairs WC completes the ground floor layout.

To the first floor, the primary bedroom benefits from a private en suite shower room, a walk in wardrobe and a Juliet balcony. The second bedroom also enjoys its own en suite, while there are two further bedrooms, one of which is currently configured as a home office. A modern family WC serves the remaining bedrooms.

Externally, the property boasts a patio and lawned rear garden, ideal for outdoor dining and family use, with the added benefit of an outbuilding offering flexible storage or workspace options. To the front, there is an integral garage and off road parking provided by a carriage driveway.

This is a superb family home offering space, style and practicality in a desirable residential location.

This location offers access to a range of local amenities, including shops, cafes, restaurants and schools. Transport connections are excellent, with Hornchurch Underground (District Line) and Emerson Park Overground, along with road links via the A127, A12 and M25 providing easy travel across London and beyond. The area is served by extensive green spaces such as Harrow Lodge Park, Hornchurch Country Park, and

Ingrebourne Marshes, ideal for outdoor activities and leisure.

Contact Durden & Hunt for a viewing!

Council Band G Havering

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

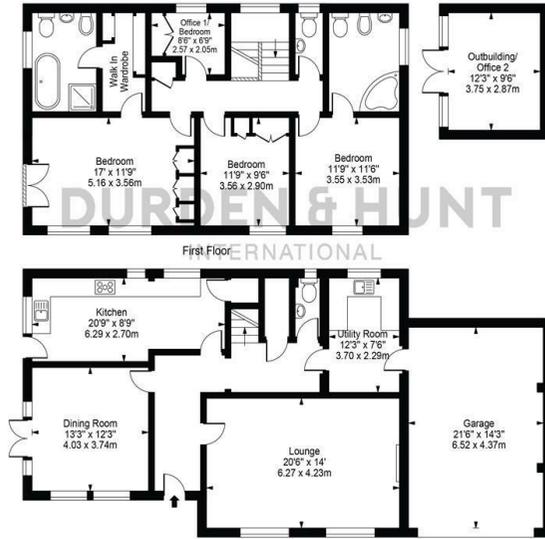
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts 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.



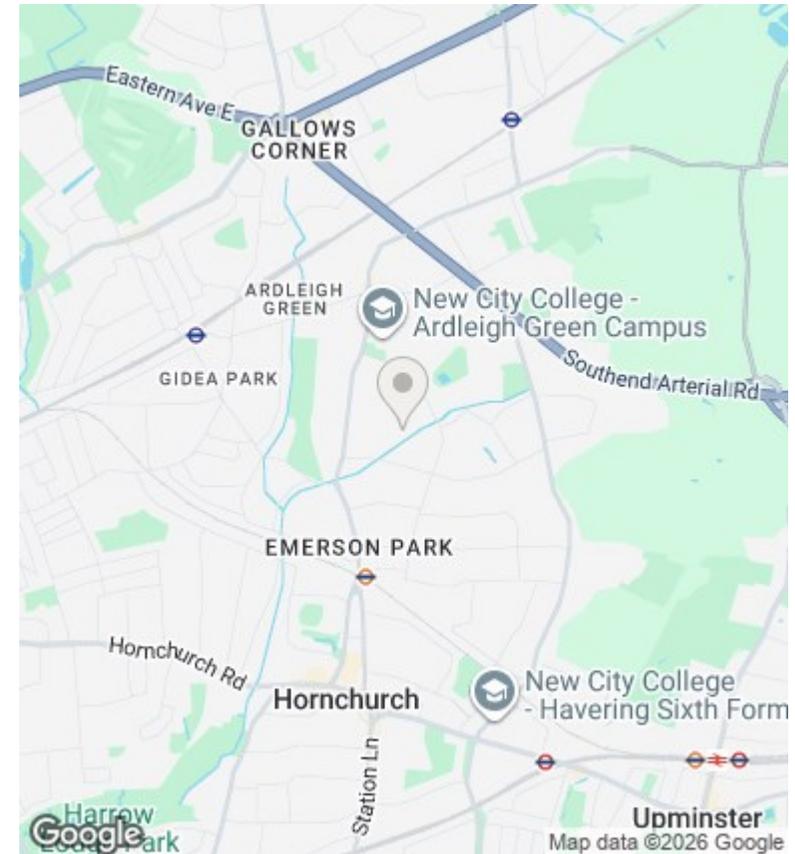


**Brookside**  
 Approx. Total Internal Area 2313 Sq Ft - 214.85 Sq M  
 (Including Garage, Outbuilding & Office 2)  
 Approx. Gross Internal Area Of Garage 307 Sq Ft - 28.49 Sq M  
 Approx. Gross Internal Area Of Outbuilding/ Office 2 120 Sq Ft - 11.14 Sq M



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	