

DURDEN & HUNT

INTERNATIONAL



Douglas Road, Hornchurch RM11

Offers In Excess Of £450,000

- Excellent Transport Links
- Large Through Lounge
- Stylish Family Bathroom
- Low Maintenance Garden
- Modern Kitchen
- Well Presented Throughout
- Two Double Bedrooms

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Excellent Transport Links - Low Maintenance Garden - Well Presented Throughout - Large Through Lounge - Modern Kitchen - Two Double Bedrooms - Stylish Family Bathroom



Council Tax Band: C



Located in Hornchurch, this charming home offers well balanced and stylish accommodation throughout, and could be the ideal for first time buyers.

The ground floor boasts a spacious through lounge, thoughtfully arranged to create distinct living and dining areas. The living room features an attractive fireplace, providing a warm and inviting focal point, while the dining area offers an ideal space for entertaining and family meals.

To the rear, a separate modern kitchen offers the ideal space for cooking and preparing meals whilst enjoying direct access to the garden, making it perfect for both everyday living and hosting.

Upstairs, the first floor comprises two well proportioned bedrooms and a sleek, contemporary family bathroom, complete with both bath and shower for added convenience.

Externally, the property offers a low maintenance rear garden, ideal for relaxing, entertaining, or enjoying outdoor living with minimal upkeep.

We are advised the property may benefit from on street permit parking, subject to approval from the local authority.

This location offers great transport links via Emerson Park Overground station on the Romford/Upminster line and Hornchurch Underground station on the District line whilst road connections are provided by the A124, with access onward to the A127 and M25. The location benefits from a wide range of amenities including shops, cafés, restaurants and supermarkets within Hornchurch town centre, as well as leisure facilities and well regarded schools. Open green spaces such as Hornchurch Country Park, Harrow Lodge Park and Hylands Park offer extensive

outdoor recreation and add to the area's strong residential appeal.

Contact Durden & Hunt for a viewing!

Council Band C Havering

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

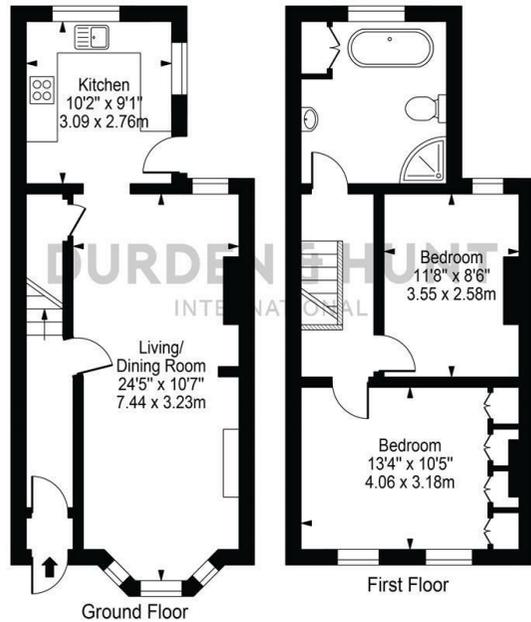
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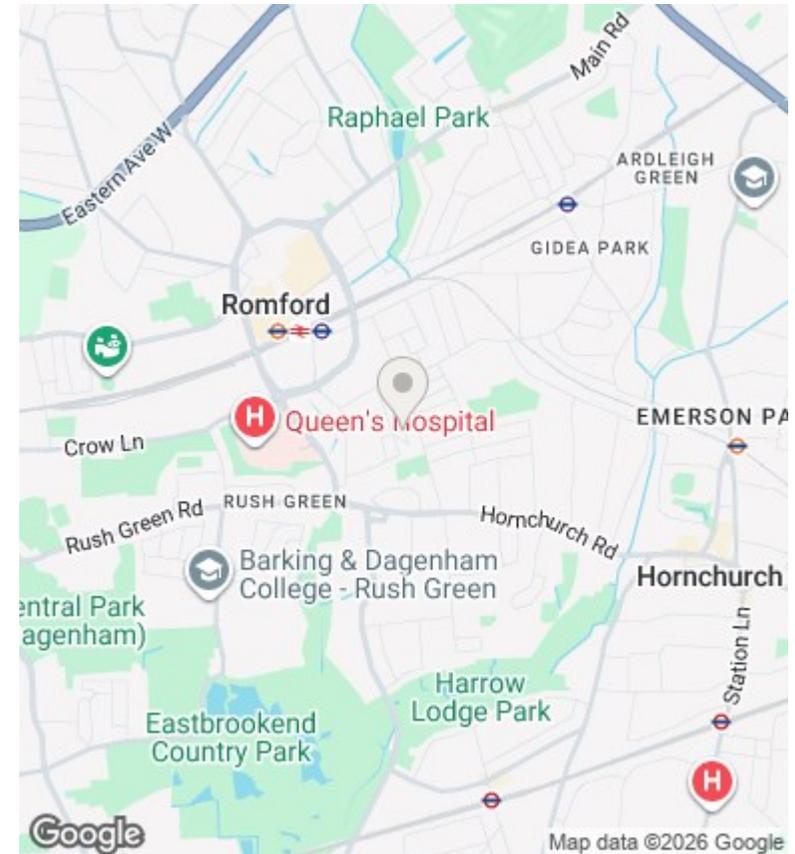




Douglas Road
 Approx. Gross Internal Area 817 Sq Ft - 75.88 Sq M



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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	