

DURDEN & HUNT

INTERNATIONAL



Northumberland Avenue, Hornchurch RM11

Offers In Excess Of £750,000

- Large Garden With Feature Pond
- Downstairs Family Shower Room & Utility Room
- Contemporary Family Bathroom
- Off Road Parking For Up To Three Vehicles
- Separate Kitchen
- Multiple Reception Rooms
- Four Double Bedrooms

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

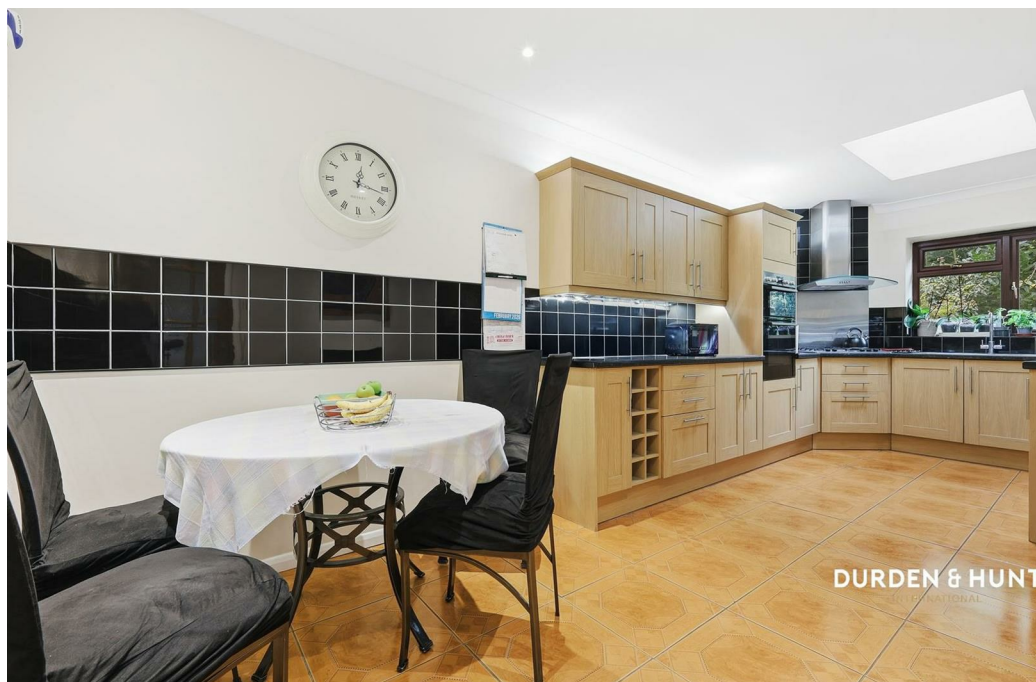
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Northumberland Avenue, Hornchurch RM11

Large Garden With Feature Pond - Off Road Parking For Up To Three Vehicles - Multiple Reception Rooms - Downstairs Family Shower Room & Utility Room - Separate Kitchen - Four Double Bedrooms - Contemporary Family Bathroom



Council Tax Band: D



**** Guide Price £775,000 - £800,000 ****

Situated in Hornchurch, this spacious end terrace property is ideally located for easy access to Haynes Park and offers generous, versatile living accommodation throughout.

On the ground floor, a welcoming entrance leads to a through lounge that flows seamlessly from the living room into the dining area, which enjoys direct access to the garden. There are two additional reception rooms, providing flexibility for use as a formal sitting room, study, or cosy snug. The separate kitchen is complemented by an adjoining utility room, and a family shower room completes the ground floor layout.

Upstairs, the property offers four well proportioned bedrooms, three of which feature built in storage, along with a contemporary family bathroom.

Outside, the rear garden is a true green oasis, featuring a patio area perfect for outdoor entertaining, steps leading down to a large garden with a feature pond and mature shrubs. To the front, there is off road parking for up to three vehicles.

This location benefits from peaceful surroundings and easy access to Haynes Park, Hornchurch High Street, and a range of well regarded schools. Excellent transport links include Gidea Park's Elizabeth line and Emerson Park's Liberty line providing easy access into Central London.

Contact Durden & Hunt for a viewing!

Council Band D Havering

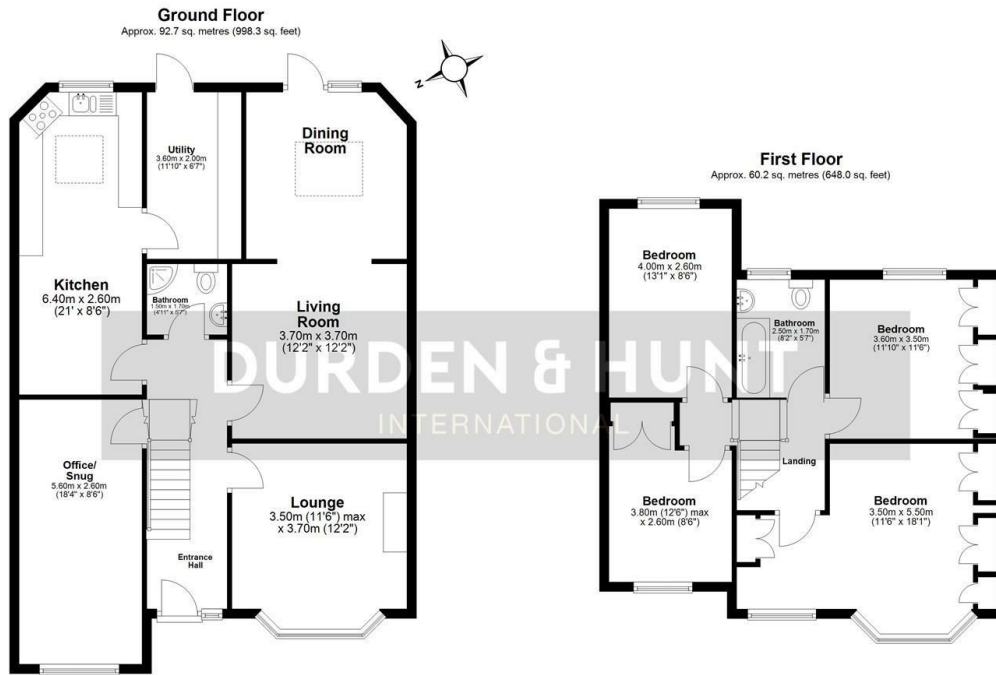
Consumer Protection from Unfair Trading Regulations 2008.

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.

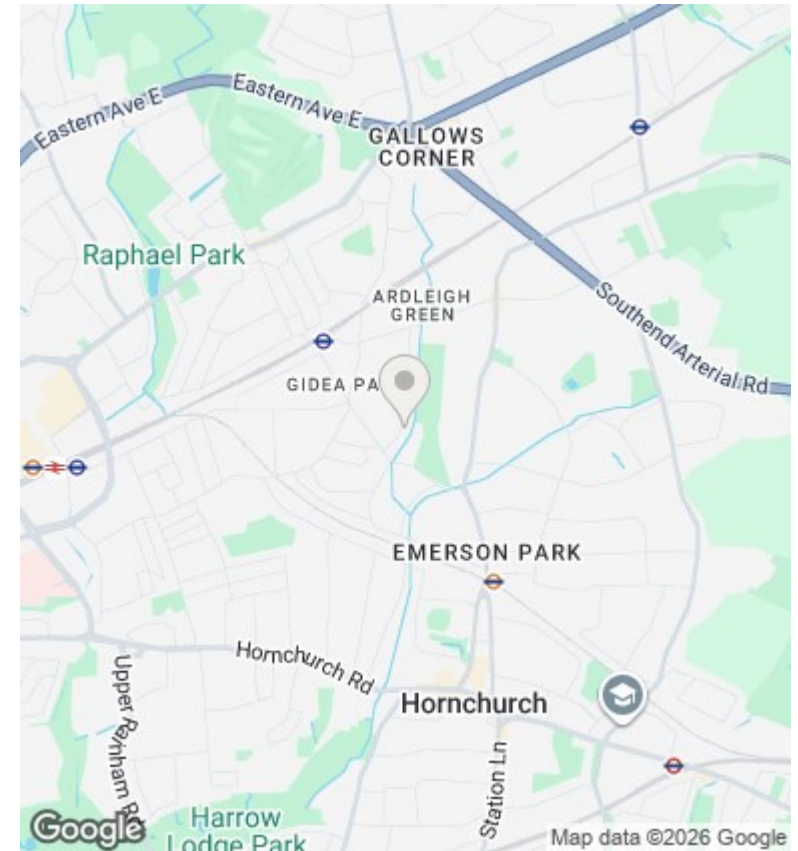






All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.□
Northumberland Avenue



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	