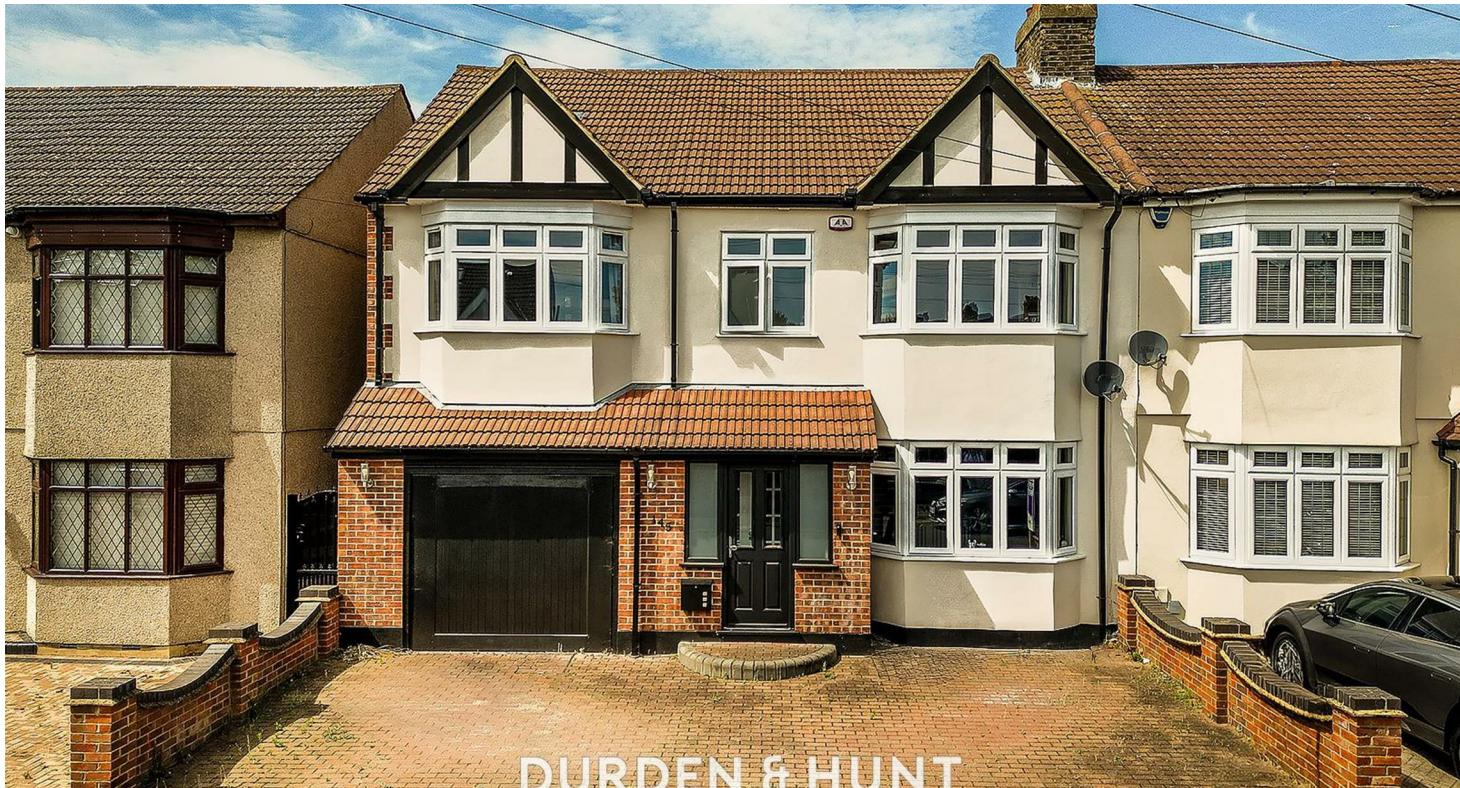


# DURDEN & HUNT

INTERNATIONAL



**Bush Elms Road, Hornchurch RM11**

**£750,000**

- Excellent Transport Links
- Utility Room And Downstairs WC
- Primary Bedroom With En Suite
- Off Road Parking And Garage
- Multiple Reception Rooms
- Three Further Bedrooms
- Large Garden
- Modern Kitchen
- Contemporary Family Bathroom

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Excellent Transport Links - Off Road Parking And Garage - Large Garden - Utility Room And Downstairs WC - Multiple Reception Rooms - Modern Kitchen - Primary Bedroom With En Suite - Three Further Bedrooms - Contemporary Family Bathroom



Council Tax Band: E



This charming semi detached home, located in Hornchurch, offers the perfect blend of style, comfort, and practicality.

The ground floor features a modern kitchen and breakfast room, thoughtfully designed with an adjoining utility room and direct access to the rear garden. A generously sized lounge and dining area provide a bright and comfortable space for family gatherings, while an additional reception room offers flexible living options to suit your lifestyle. Completing the ground floor is a convenient downstairs WC, adding practicality to this property.

Upstairs, you'll find four well sized bedrooms, with the luxurious primary bedroom featuring a private en suite, creating a peaceful retreat. The remaining bedrooms share a well appointed family bathroom, designed with both style and function in mind. The expansive loft space on the second floor offers ample storage space.

Outside, the mature shrubs surround a generous lawn garden and a spacious patio area, perfect for outdoor entertaining or simply unwinding in tranquillity. Handy off road parking and a convenient garage further enhance this property's appeal.

Ideally situated for easy access to Emerson Park's Liberty Line and the A125, this location is perfect for those seeking excellent transport connections. The area offers a wealth of local amenities, including shops, cafes, and everyday essentials, while Harrow Lodge Park and other open green spaces provide wonderful opportunities for outdoor recreation and relaxation.

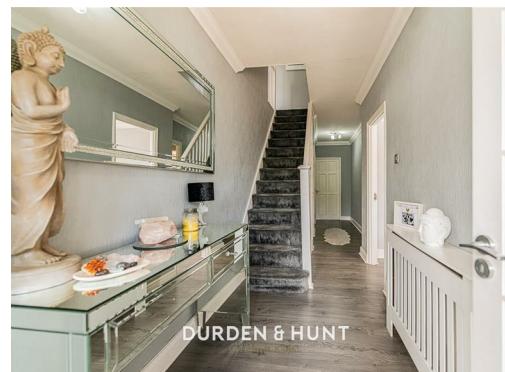
Contact Durden & Hunt for a viewing!

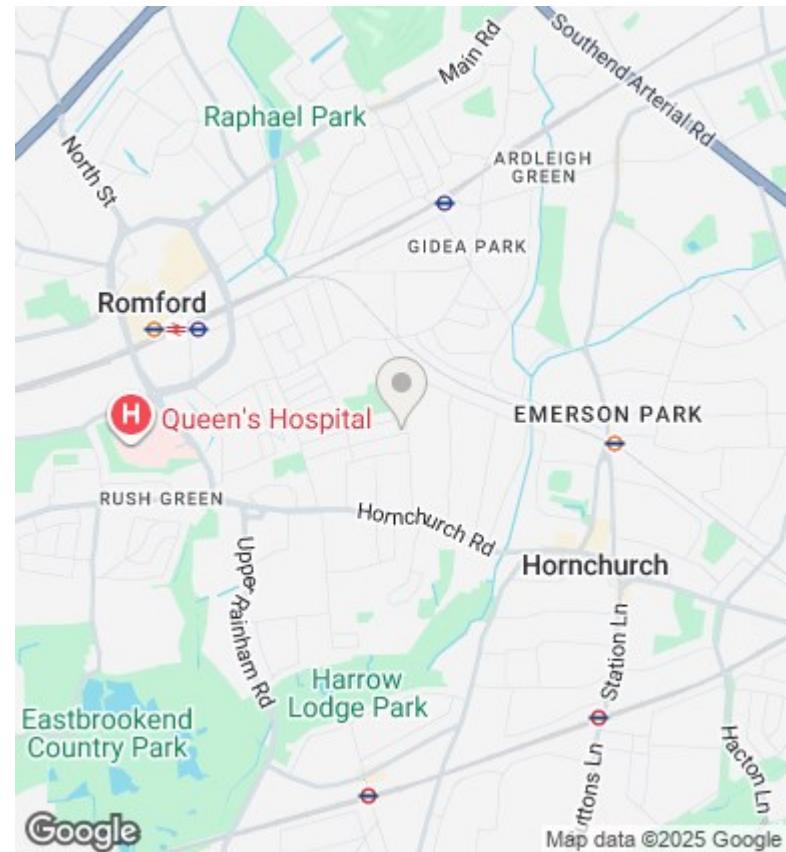
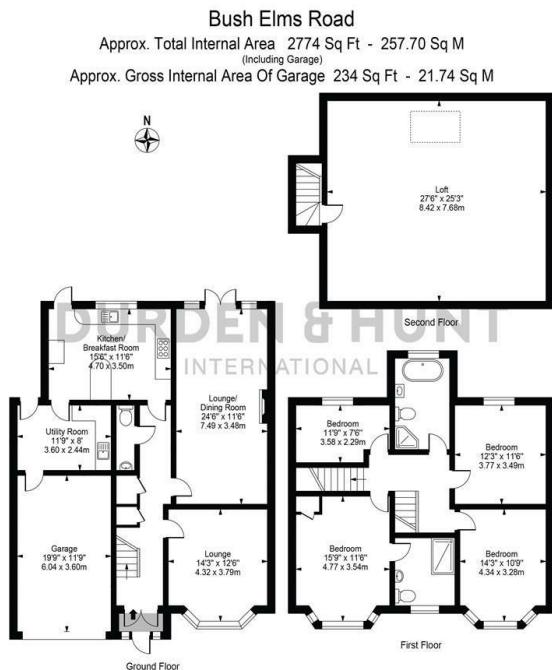
Council Band E Havering

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.







## Viewings

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

## Council Tax Band

E

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