

# DURDEN & HUNT

INTERNATIONAL



## Burntwood Avenue, Hornchurch RM11

Offers In Excess Of £2,500,000

- Detached Home
- Good Sized Kitchen And Dining Area With A Separate Utility Room
- Family Bathroom And A Downstairs WC
- Opportunity To Develop (STP)
- Spacious Reception Room
- Master Bedroom With En Suite And Fitted Wardrobes
- Large Garden And An Outbuilding With WC
- Living Room That Links To The Conservatory
- Additional Three Bedrooms All With Fitted Wardrobes And One Of Which Has An En Suite
- Secure Gated Parking And a Detached Garage

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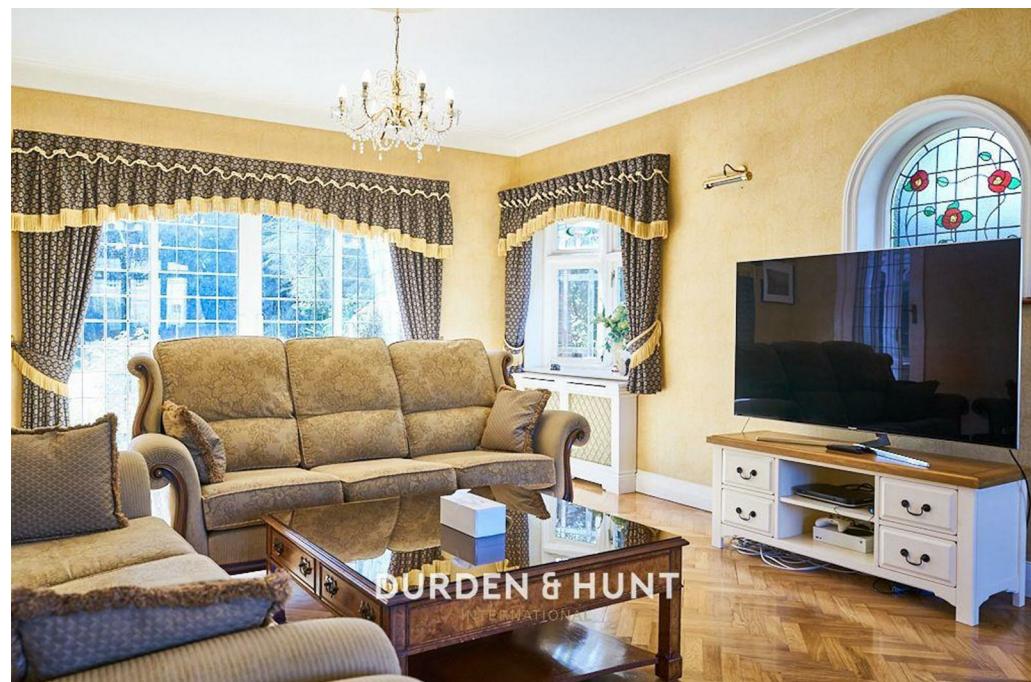


# Burntwood Avenue, Hornchurch RM11

Detached Home - Spacious Reception Room - Living Room Thats Linked To The Conservatory - Good Sized Kitchen And Dining Area - Separate Utility Room - Study - Master Bedroom With En Suite And Fitted Wardrobes - Additional Three Bedrooms All With Fitted Wardrobes And One Of Which Has An En Suite - Family Bathroom - Downstairs WC - Detached Garage - Outbuilding With WC - Large Garden - Secure Gated Parking - Opportunity To Develop (STP)



Council Tax Band: H



Durden and Hunt welcome to the market this exceptional four bedroom detached home in Hornchurch.

Located on an approximately 2/3 acre plot, internally this beautiful property offers a spacious reception room, living room with linked conservatory, study, good sized kitchen and dining area, which has a separate utility room and a downstairs WC.

The first floor consists of a commodious master bedroom with fitted wardrobes and an en suite, the three additional bedrooms, one of which has an en suite and all with fitted wardrobes, are complemented by a contemporary family bathroom.

With a frontage of over 100ft, externally this property benefits from an extensive rear garden and outbuilding with WC. The large front garden, which sees the house set back over 75ft from the boundary wall, features a detached garage and a secure gated drive. Additionally the property and grounds offer much opportunity to Develop (STP).

Ideally located close to local shops, schools and amenities as well as A127, A12, M25, Emerson Park and Gidea Park train stations.

Tenure: Freehold  
Council Tax Band: H

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Consumer Protection from Unfair Trading Regulations 2008.

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.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

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 and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.

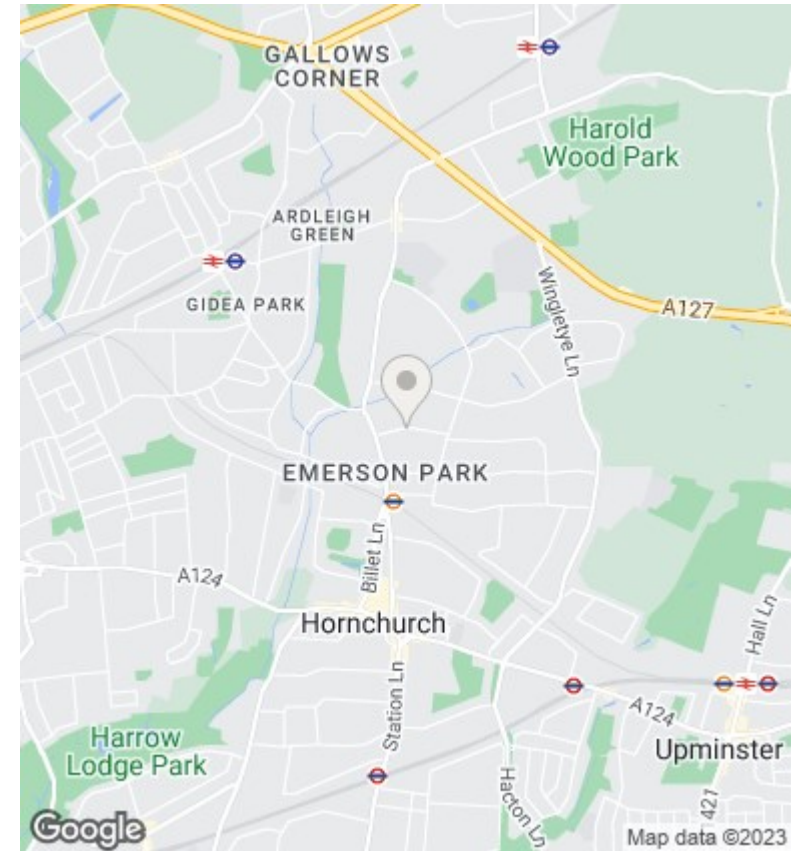
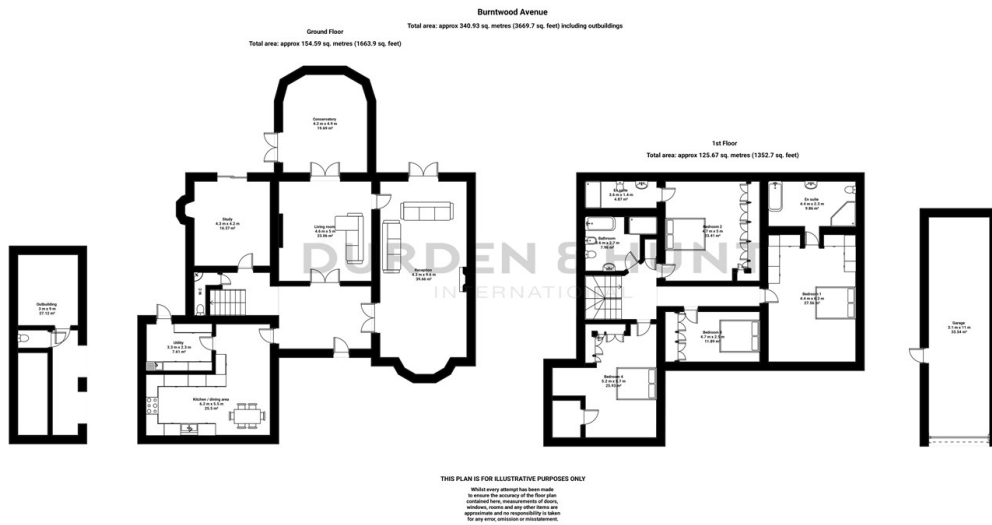












## Viewings

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

## Council Tax Band

C

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>			
(39-54) <b>E</b>		<b>41</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	