

# DURDEN & HUNT

INTERNATIONAL



## Wykeham Avenue, Hornchurch RM11

Offers In Excess Of £700,000

- Modern Kitchen
- Ground Floor Bedroom With En Suite
- Family Bathroom
- Excellent Transport Links
- Good Sized Dining Room
- Downstairs WC
- Garden With Patio Area
- Living Room
- Four Additional Bedrooms One Of Which Has An En Suite
- Detached Garage And Off Road Parking

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# Wykeham Avenue, Hornchurch RM11

Modern Kitchen - Good Sized Dining Room - Living Room - Ground Floor Bedroom With En Suite - Downstairs WC - Four Additional Bedrooms One Of Which Has An En Suite - Family Bathroom - Garden With Patio Area - Detached Garage - Off Road Parking - Excellent Transport Links



Council Tax Band: F



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

Internally this property offers a modern kitchen, good sized dining room, living room with patio doors which lead onto the garden. Further this property offers a downstairs bedroom with en suite and a downstairs wc.

The first floor consists of four additional bedrooms one of which consists of an en suite and all are complemented by a family bathroom.

Externally this property benefits from a detached garage, good sized garden with patio area and multiple off road parking spaces.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A127, A12, M25 and Emerson Park Overground.

Tenure: Freehold

Council Tax Band: F

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.

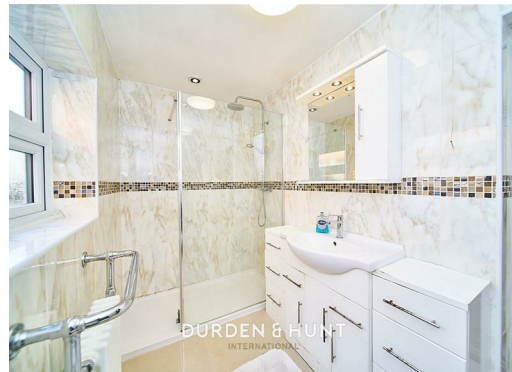


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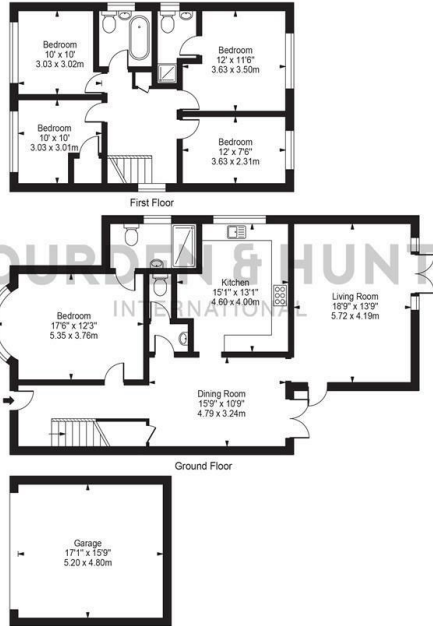


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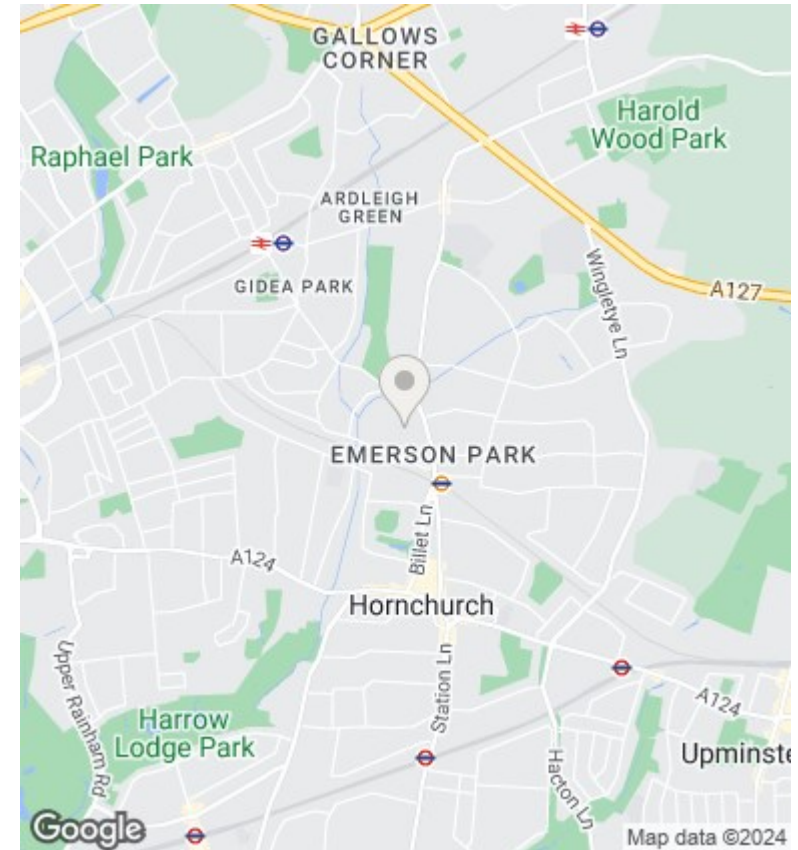


Wykeham Avenue  
 Approx. Total Internal Area 1964 Sq Ft - 182.46 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 269 Sq Ft - 24.96 Sq M



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

F

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>	71	80
(55-68) <b>D</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	