

# DURDEN & HUNT

INTERNATIONAL



## Digby Walk, Hornchurch RM12

Offers Over £400,000

- Large Open Plan Living And Dining Room
- Kitchen
- Three Well Proportioned Bedrooms Two Of Which Have Fitted Wardrobes
- Luxury Family Bathroom
- Good Sized Garden
- Garage
- Off Road Parking
- Excellent Transport Links

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

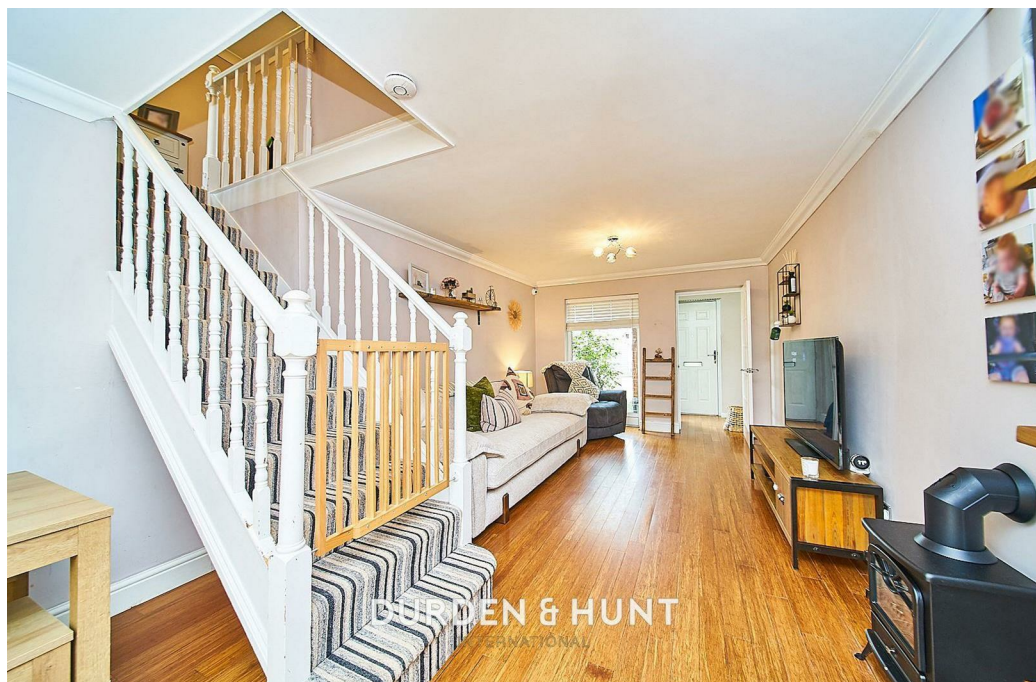
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# Digby Walk, Hornchurch RM12

Large Open Plan Living And Dining Room - Kitchen - Three Well Proportioned Bedrooms Two Of Which Have Fitted Wardrobes - Luxury Family Bathroom - Good Sized Garden - Garage - Off Road Parking - Excellent Transport Links



Council Tax Band: D



Durden and Hunt welcome to the market this exceptional three bedroom mid-terraced home on a quiet cul-de-sac in Hornchurch.

Internally this immaculate property offers a fitted kitchen and a large open plan dining and living room with sliding doors leading onto the garden.

The first floor consists of three well proportioned bedrooms, two of which are complemented by fitted wardrobes. The first floor further boasts a luxury family bathroom.

Externally this property benefits from a good sized rear garden with decking area. To the front of the property you will find a garage and off road parking.

Ideally located close to local shops, schools and amenities as well as excellent transport link including A13, M25, A127 and Elm park train station.

Tenure: Freehold  
Council Tax Band: D

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.

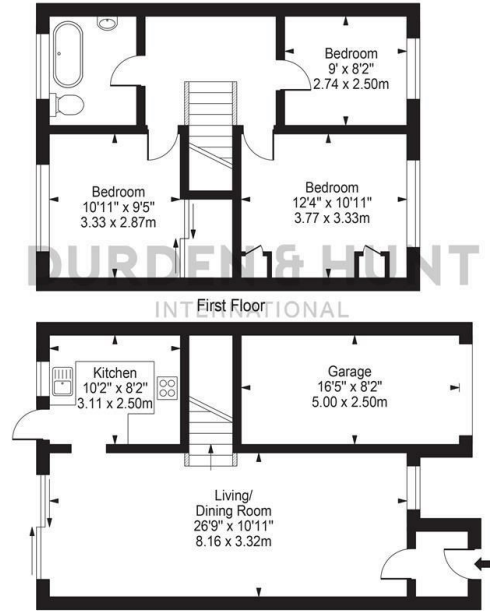
On occasion photographs may be owner supplied.

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



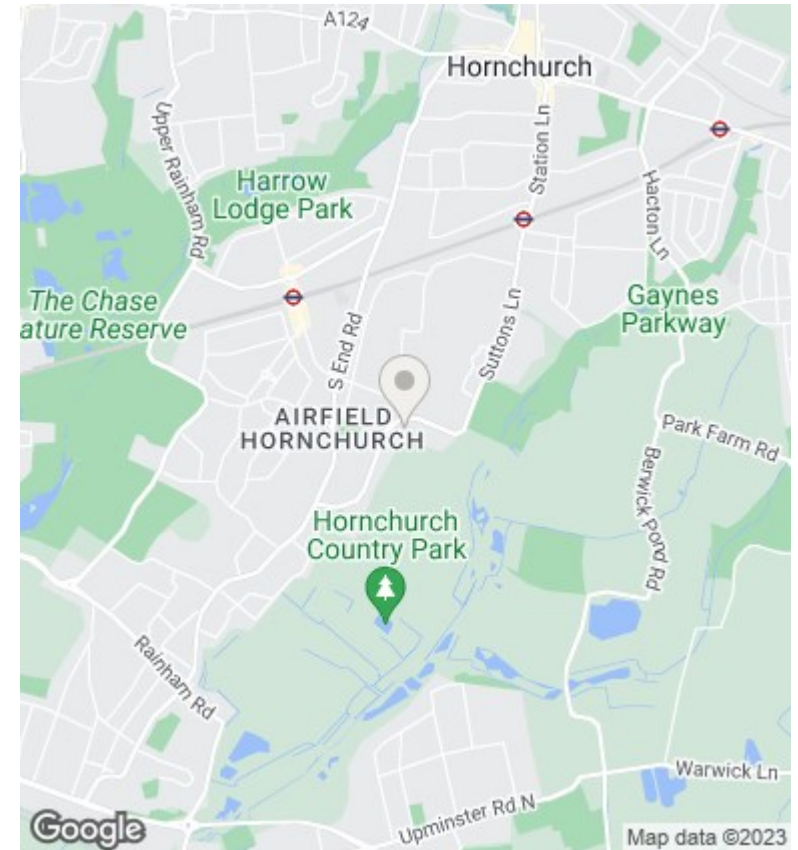


Digby Walk  
 Approx. Total Internal Area 1114 Sq Ft - 103.50 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.50 Sq M



Ground Floor  
 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

D

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>		72	85
(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	