

DURDEN & HUNT

INTERNATIONAL



Harrow Drive, Hornchurch RM11

Offers In Excess Of £1,250,000

- Large Lounge
- Three Reception Rooms
- Spacious Garden With Outbuilding
- Good Sized Kitchen
- Seven Well Proportioned Bedrooms Two Currently Being Used As Storage And An Office, Three With Fitted Wardrobes, One With Dressing Room And Three With En Suites
- Secure Gated Private Driveway
- Separate Utility Space
- Family Shower Room
- Excellent Transport Links

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Large Lounge - Good Sized Kitchen - Separate Utility Space - Three Reception Rooms - Seven Well Proportioned Bedrooms Two Currently Being Used As Storage And An Office, Three With Fitted Wardrobes, One With Dressing Room And Three With En Suites - Family Shower Room - Spacious Garden With Outbuilding - Secure Gated Private Driveway - Excellent Transport Links



Council Tax Band: G



Durden and Hunt welcome to the market this exceptional spacious detached seven bedroom home in a sought after location in Hornchurch.

Internally this immaculate property offers a large lounge with patio doors leading onto the garden, followed by a good sized kitchen with breakfast area, separate utility space with additional kitchen, dining room and a sitting room with patio doors with access to the garden.

The first floor consists of four well proportioned bedrooms, one is currently being used as a home office. The master bedroom includes a dressing room and en suite. Two of the additional bedrooms have fitted wardrobes. All bedrooms are complemented by a family shower room. The second floor further boasts three additional bedrooms two of which consist of modern en suites and one currently being used for storage.

Externally this property boasts a spacious garden with patio area, outbuilding and garden shed. To the front of the property you will find a secure gated private drive with side access to the garden and an electric charging point.

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

Tenure: Freehold
Council Tax Band: G

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.

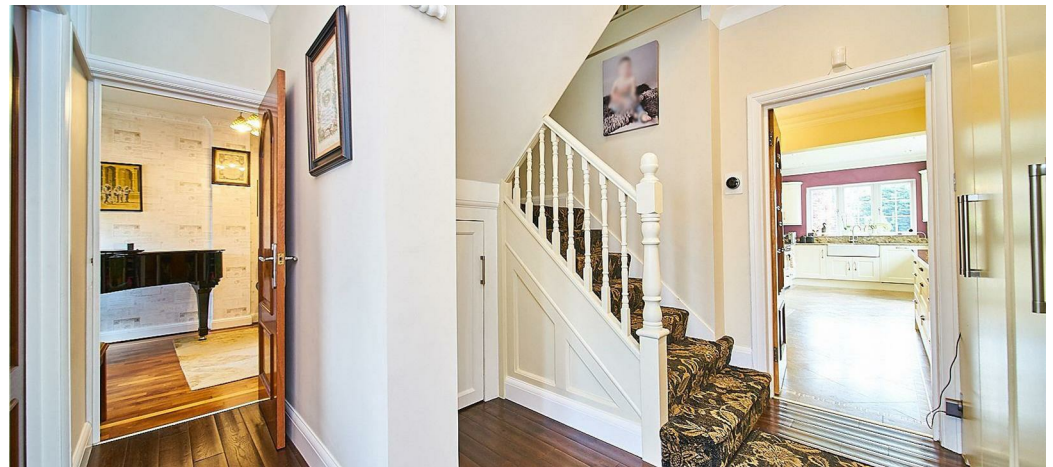
Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

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.

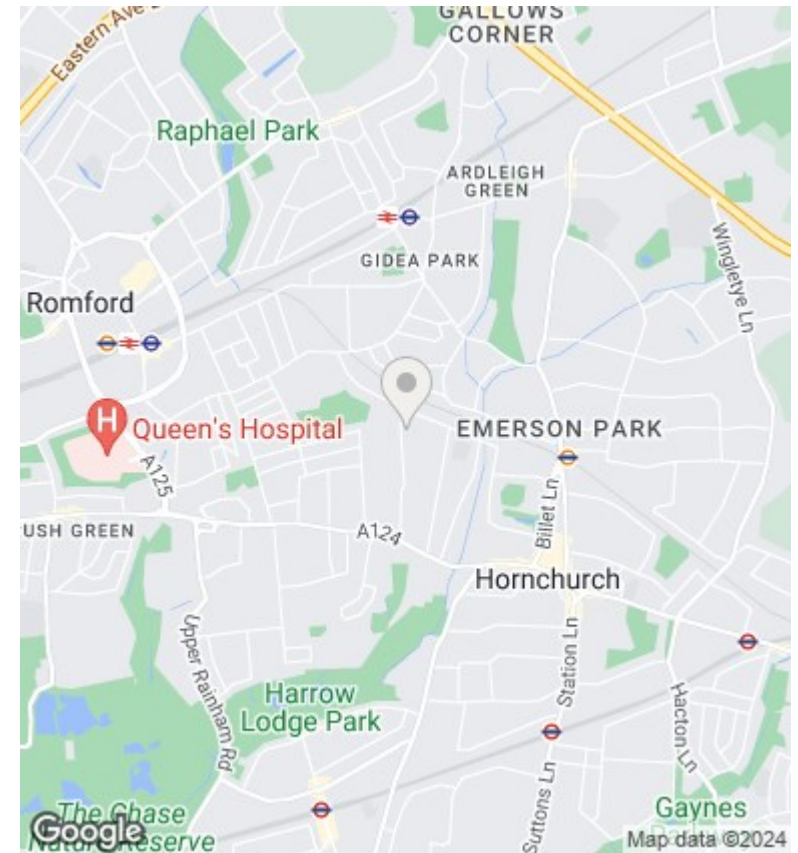
Durden & Hunt are a proud member of the Property Ombudsmen.







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

G

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |