

DURDEN & HUNT

INTERNATIONAL



Benhurst Avenue, Hornchurch RM12

Guide Price £475,000

- Excellent Transport Links
- Living And Dining Room
- Good Sized Garden
- Off Road Parking
- Modern Kitchen
- Guide Price £475,000 - £500,000
- Three Bedrooms
- Family Bathroom

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Council Tax Band: D



Durden and Hunt welcome to the market this three bedroom home on a sought after road in Hornchurch, ideal for a growing family.

Entered via a dedicated porch, internally this well kept property features a modern kitchen which opens onto the garden and has space for a table or sofa. The ground floor also features a living and dining room and additional hallway storage.

On the first floor three bedrooms are located, one with fitted wardrobes, and all bedrooms are complemented by a family bathroom.

Externally the property offers a good sized south east facing garden with lawn and patio areas. To the front off road parking and side access to the garden can be found.

Ideally located close to local shops and amenities, as well as ample green spaces in the nearby area, the property has excellent transport links including Elm Park's District Line and the A12, A13 and the M25.

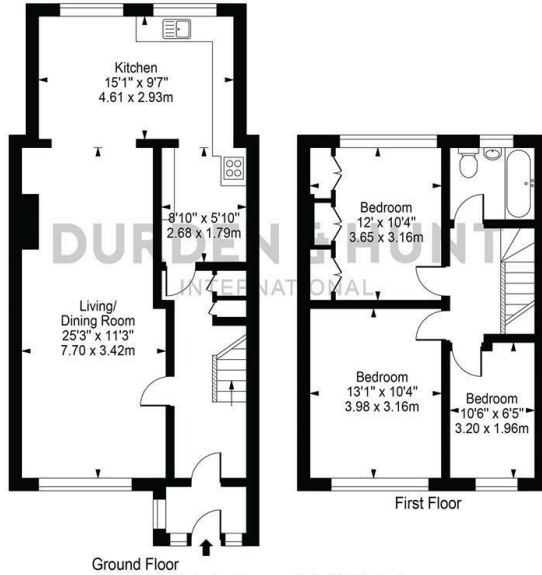
Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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

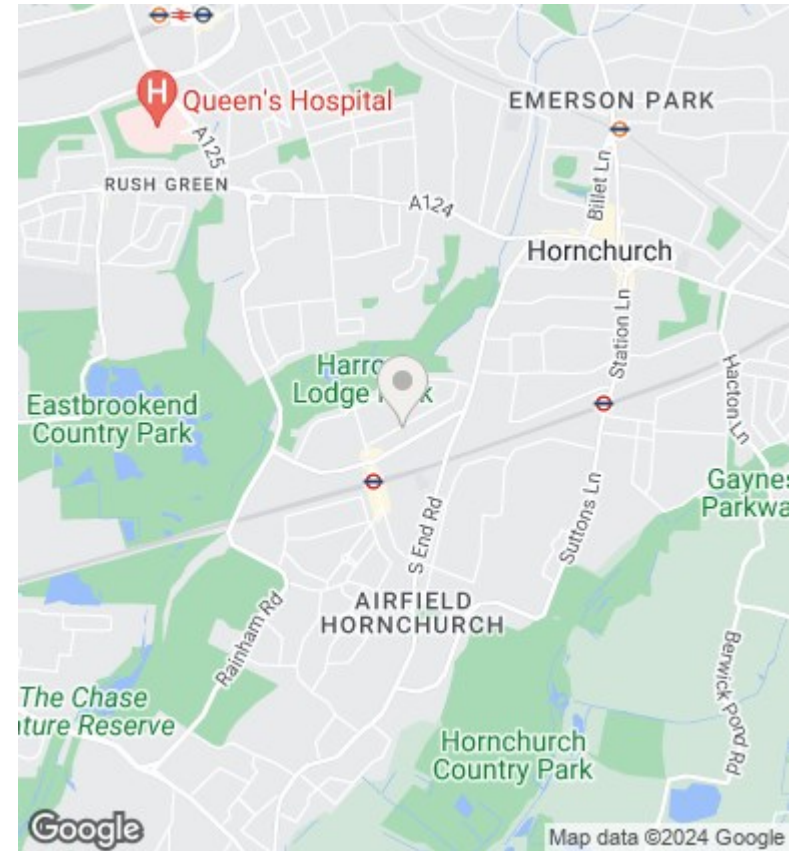
advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission 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.

Benhurst Avenue
 Approx. Gross Internal Area 1070 Sq Ft - 99.41 Sq M



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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |