

# DURDEN & HUNT

INTERNATIONAL



## Thorncroft, Hornchurch RM11

Offers In Excess Of £775,000

- Off Road Parking For Multiple Cars
- Garden With Patio And Lawn Areas
- Four First Floor Bedrooms
- Excellent Transport Links
- Separate Utility Space
- Downstairs Bathroom And Additional WC
- Open Plan Kitchen, Living And Dining Room
- Multiple Reception Rooms Offer Opportunity For Downstairs Living
- Luxury Family Bathroom

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Council Tax Band: E



Durden and Hunt welcome to the market this exceptional, detached 4/5 bedroom home in Hornchurch.

Internally the immaculate property benefits from a spacious, open plan kitchen, living and dining room that opens onto the garden with bifold doors and features a breakfast bar island.

An additional reception room, currently used as an office, is adjacent to a contemporary bathroom, and offers the opportunity for downstairs living with potential use as a fifth bedroom.

A further reception room, used as a living room, separate utility space, that provides access to the exterior, and a downstairs WC optimise this floor.

On the first floor four good sized bedrooms, three with built in storage, are complemented by a luxurious family bathroom.

Externally the beautifully presented property boasts off road parking for multiple cars and side access. To the rear the garden has well kept patio and lawn areas and currently features a pergola and shed.

Ideally located for local shops, school, amenities and ample green spaces it has excellent transport links including the M25, A12, A127 and Gidea Park's Elizabeth Line and Emerson Park's overground.

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

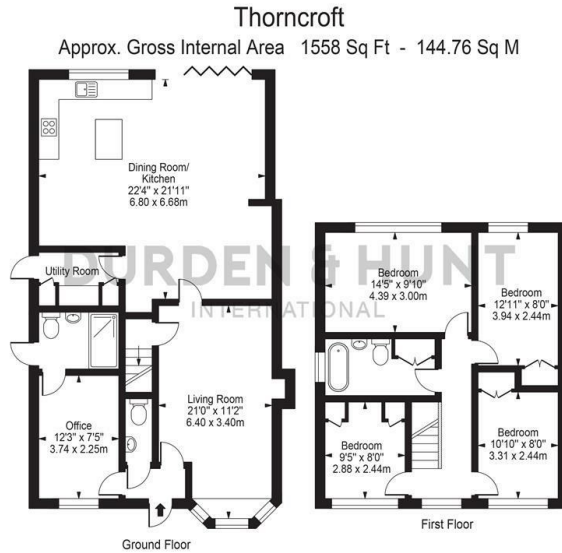
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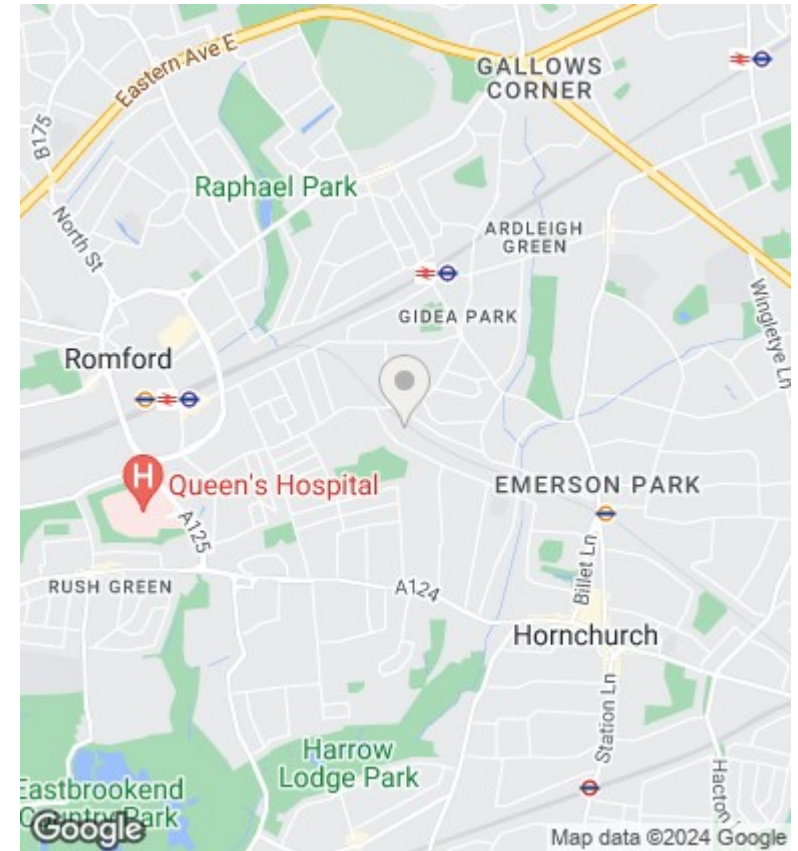






For Illustration Purposes Only - Not To Scale

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

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(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	