

DURDEN & HUNT

INTERNATIONAL



Dury Falls Close, Hornchurch RM11

£600,000

- Chain Free
- Detached House
- Downstairs WC
- Excellent Transport Links
- Two Allocated Parking Spaces
- Large Open Plan Kitchen Diner
- Three Bedrooms
- Patio & Lawn Garden
- Separate Reception Room
- Family Bathroom

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

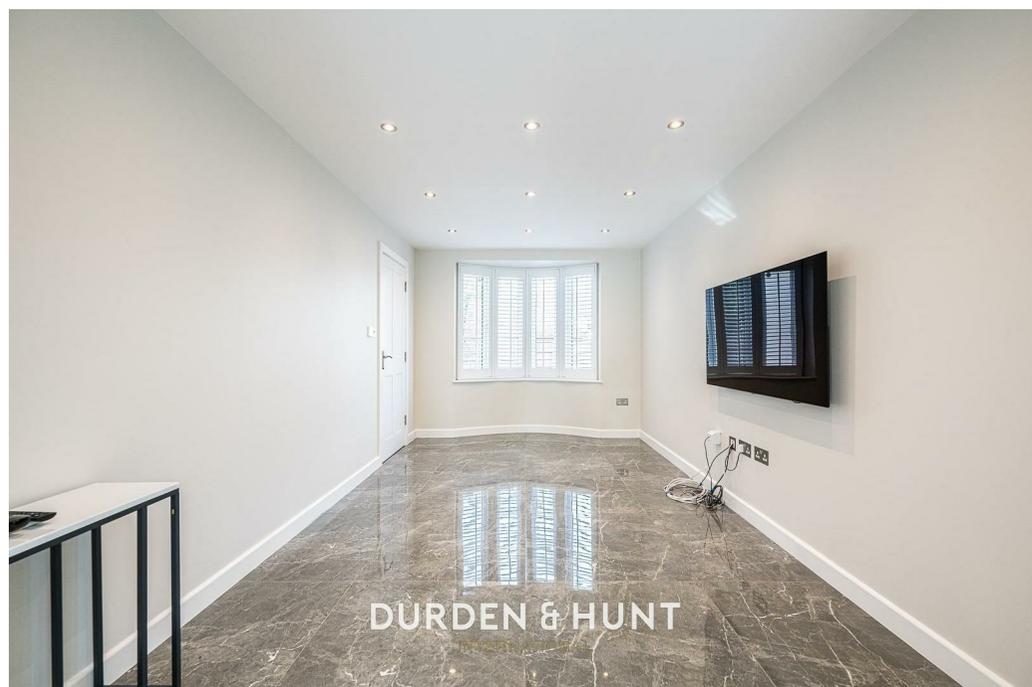
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Dury Falls Close, Hornchurch RM11

Chain Free - Two Allocated Parking Spaces - Patio & Lawn Garden - Detached House - Large Open Plan Kitchen Diner - Separate Reception Room - Downstairs WC - Three Bedrooms - Family Bathroom - Excellent Transport Links - Cul-De-Sac Location



Council Tax Band: E



Offered with no onward chain, this attractive detached home is perfectly positioned for Upminster Bridge Station, combining modern convenience with stylish family living.

The property comprises of an open plan kitchen and dining area at the rear, where sliding doors seamlessly connect the indoor space to the garden, ideal for entertaining or relaxing with the family. The kitchen is thoughtfully designed with integrated appliances and a central island breakfast bar, perfect for busy mornings or casual dining.

At the front of the home, a separate reception room offers a cosy retreat for quiet evenings or hosting guests, complemented by a convenient ground floor WC.

Upstairs, three well proportioned bedrooms provide plenty of space for the whole family, alongside a contemporary family bathroom with modern fixtures and finishes.

Outside, the rear garden offers a delightful mix of patio and lawn, perfect for summer barbecues, while a side gate leads to the front driveway where there are two allocated parking spaces.

This home benefits from excellent transport connections, with Upminster Bridge on the District Line and Emerson Park and Hornchurch stations all within easy reach, providing regular services into Central London and beyond. Well connected road links including the A127, A12 and nearby M25 make commuting by car straightforward. The surrounding area offers a wealth of local amenities, from supermarkets, independent shops, cafés and pubs to everyday services, whilst families and outdoor enthusiasts will appreciate the abundance of green spaces, including Harrow Lodge Park, St Andrew's Park and Hornchurch Country Park.

Contact Durden & Hunt for a viewing!

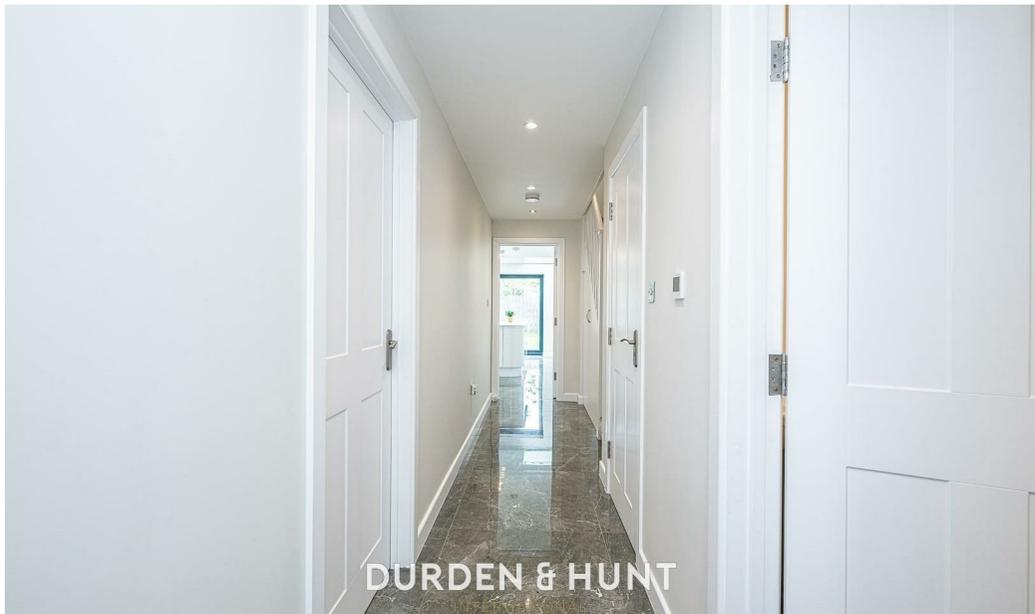
Council Band E Havering

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

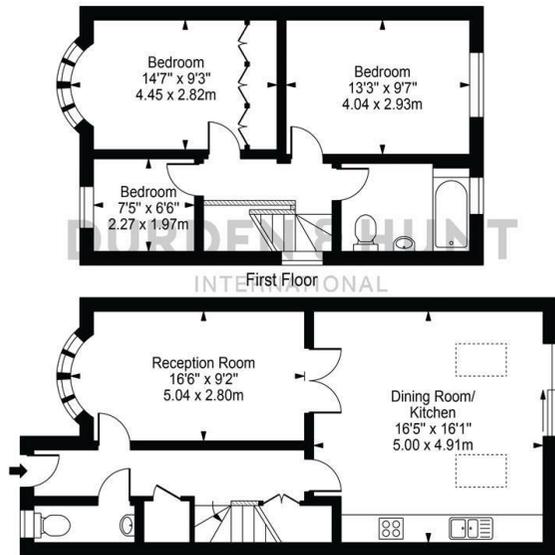
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a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Dury Falls Close
 Approx. Gross Internal Area 1010 Sq Ft - 93.86 Sq M



First Floor
 Ground Floor
 For Illustration Purposes Only - Not To Scale

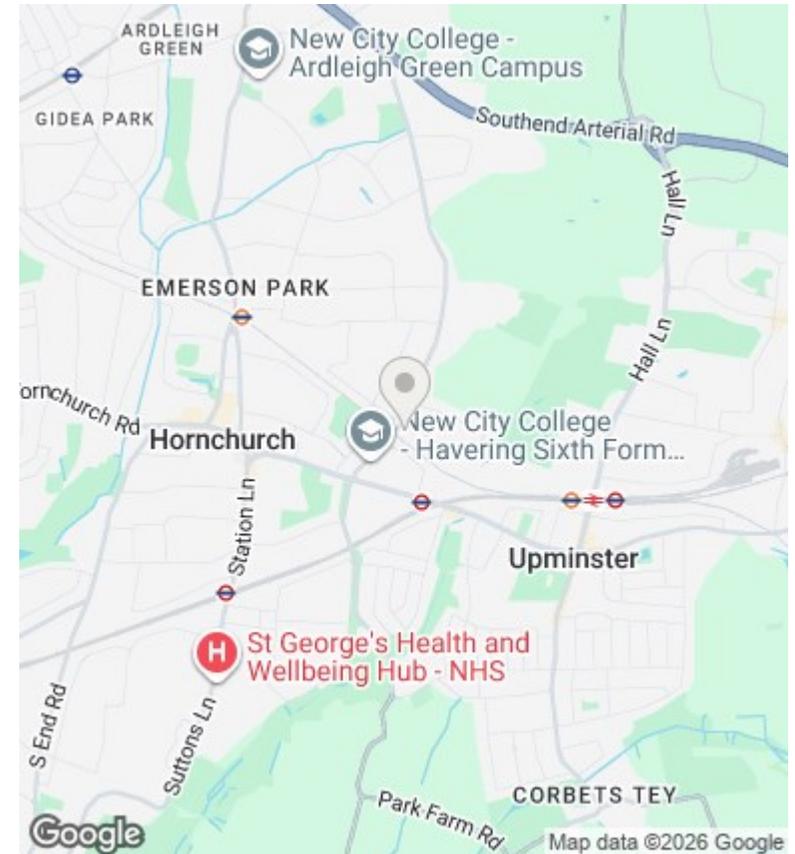
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Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	