

# DURDEN & HUNT

INTERNATIONAL



## Globe Road, Hornchurch RM11

£500,000

- Great Transport Links
- Spacious Garden
- Three Bedrooms
- Approved Planning Permission (Ref: Y0174.25)
- Through Lounge And Diner
- Contemporary Family Bathroom
- Off Road Parking
- Separate Kitchen

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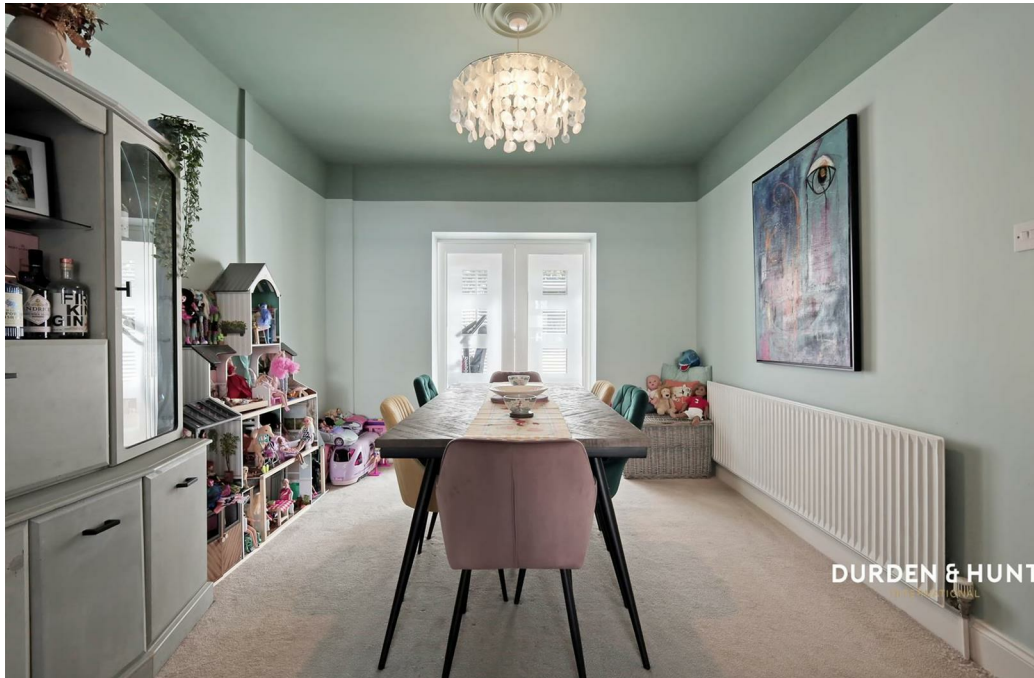
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# Globe Road, Hornchurch RM11

Great Transport Links - Approved Planning Permission (Ref: Y0174.25) - Off Road Parking - Spacious Garden - Through Lounge And Diner - Separate Kitchen - Three Bedrooms - Contemporary Family Bathroom



Council Tax Band: D





This delightful terraced property offers a perfect blend of comfort and practicality, ideal for families or professionals alike.

The home welcomes you into a spacious through lounge featuring a cosy living area with a feature fireplace and a dedicated dining space, perfect for entertaining or relaxing.

A separate, modern L-shaped kitchen sits just off the lounge, complete with direct access to the rear garden. Cleverly designed, the kitchen also includes a tucked away space currently used as a study nook.

Upstairs, you'll find three bedrooms, all served by a stylish family bathroom.

The property offers fantastic development potential, with approved planning permission (Ref: Y0174.25) for a 'Single storey rear extension with an overall depth of 6m, a maximum height of 3.20m, and an eaves height of 3m.

Outside, enjoy a generous garden with a spacious patio area, lush lawn, and mature shrubs, offering both privacy and greenery. To the front, we find off road parking, ensuring convenience for residents and guests alike.

Perfectly positioned for easy access to the expansive Hylands Park, this location offers ample space for children to play and enjoy outdoor walks. The A124 and A125 provide strong road connectivity, while commuters can take advantage of Emerson Park's Liberty Line, along with the Elizabeth Line and Overground services from Romford. A wide range of local amenities are available in the area, including shops, restaurants, and leisure facilities, offering everything needed for day to day living and recreation.

Contact Durden & Hunt for a viewing!

Council Band D Havering

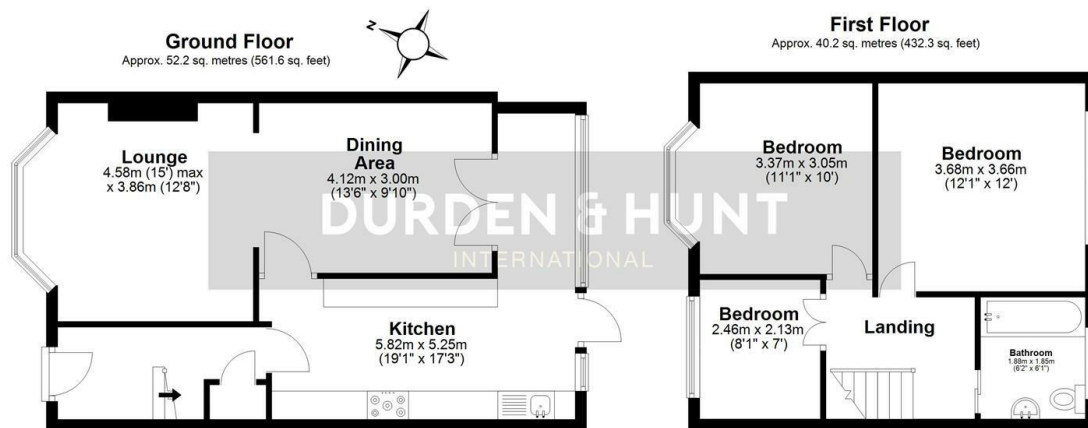
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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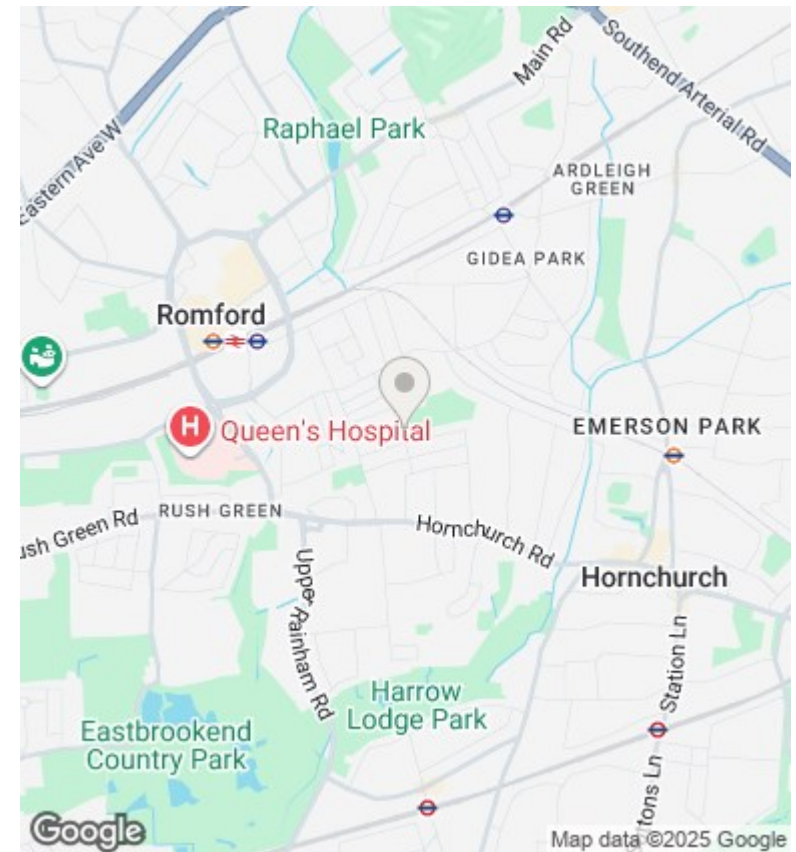
Globe Road

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC