

DURDEN & HUNT

INTERNATIONAL



Clydesdale Road, Hornchurch RM11

£550,000

- Desirable Location
- Modern Kitchen Diner
- Home Office
- Downstairs WC
- Excellent Transport Links
- Spacious Living Room
- Two Additional Bedrooms
- Garden With Outbuildings
- Primary Bedroom With En Suite
- Contemporary Family Bathroom



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

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Clydesdale Road, Hornchurch RM11

Desirable Location - Excellent Transport Links - Garden With Outbuildings - Modern Kitchen Diner - Spacious Living Room - Primary Bedroom With En Suite - Home Office - Two Additional Bedrooms - Contemporary Family Bathroom - Downstairs WC



Council Tax Band: E



This impressive three bedroom detached home is situated in a desirable location, with convenient access to Romford's Overground and Elizabeth Line station, and could be ideal for a growing family.

Entered through a paved front garden and inviting porch the house creates a great first impression and has been tastefully decorated. One of the stand out rooms of this home is sure to be the generous kitchen diner, which opens onto the garden through bifold doors. A great place to prepare, serve and share meals the large island and utility cupboard add a practical touch.

The spacious living room benefits from a feature fireplace and could be a cozy place to rest after a long day whilst for added convenience a downstairs WC can also be found.

On the second floor the primary bedrooms creates a sanctuary away from the rest of the home with a dedicated luxurious en suite and walk in wardrobe. This floor is optimised by an additional space currently used as a home office.

The first floor offers two additional bedrooms, one with fitted wardrobes, which are complemented by a contemporary family bathroom.

Externally the property boasts a good sized garden with both decking and lawn areas, ideal for enjoying al fresco meals. This space also currently offers two versatile outbuildings.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and well regarded schools. For outdoor enthusiasts, Harrow Lodge Park and Hornchurch County Park offer serene green spaces for recreation and relaxation.

Excellent transport links include Romford's Overground and Elizabeth Lines, providing direct access to central London, while the A12 and A127 offer convenient road connections.

Contact Durden & Hunt for a viewing!

Council Band E Havering

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

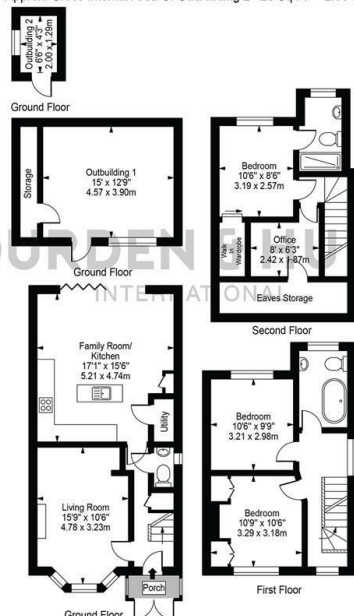
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts 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.





Clydesdale Road
 Approx. Total Internal Area 1451 Sq Ft - 134.76 Sq M
 (Including Eaves Storage, Outbuilding 1 & Outbuilding 2)
 Approx. Gross Internal Area Of Eaves Storage 53 Sq Ft - 4.91 Sq M
 Approx. Gross Internal Area Of Outbuilding 1 227 Sq Ft - 21.06 Sq M
 Approx. Gross Internal Area Of Outbuilding 2 28 Sq Ft - 2.58 Sq M



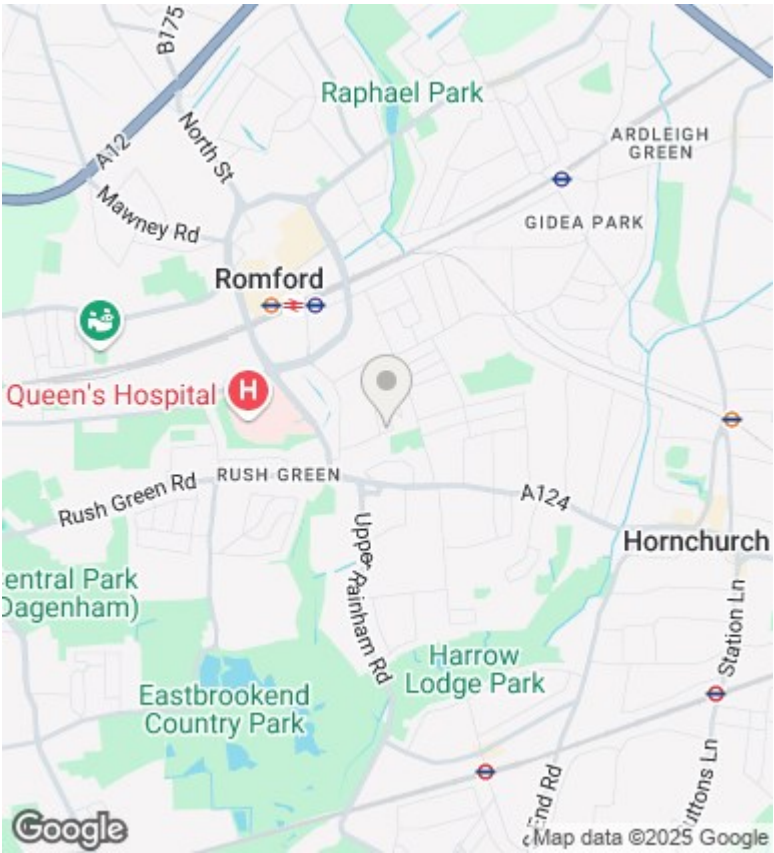
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, 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

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC