

# DURDEN & HUNT

INTERNATIONAL



Great Gardens Road, Hornchurch RM11

Guide Price £675,000

- 4 Years Old With 6 Years New Build Warranty Remaining
- Large Garden
- Primary Bedroom With En Suite
- Opportunity For Multigenerational Living
- Annexe With Kitchen And Bathroom
- Open Plan Kitchen Diner
- Three Additional Bedrooms
- Off Road Parking
- Downstairs WC
- Stylish Lounge

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# Great Gardens Road, Hornchurch RM11

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Council Tax Band: F





Situated in Hornchurch this four bedroom, semi detached home was newly built 4 years ago and has 6 years warranty remaining

The ground floor of this well kept property offers a cozy living room for relaxing, featuring a bay window for natural light to pour through. The sleek and stylish kitchen could become the hub of the house, with integrated appliances and a sophisticated design it flows seamlessly into the dining area. A convenient downstairs WC and a separate utility room add to the homes functionality, ensuring a perfect balance of comfort and contemporary living.

The first floor is comprised of the three bedrooms, providing a versatile layout to suit a range of needs, whether used to sleep, as a home office or cozy reading room. A stylish family bathroom, sophisticated in design, serves this level, offering both practicality and elegance.

On the second floor, the impressive primary suite, provides a private and tranquil retreat. This beautifully designed space benefits from its own walk in wardrobe and a sleek en suite shower room, creating a luxurious haven within the home.

The impressive garden provides a patio area that could be the perfect setting outdoor dining and entertaining, whilst steps lead down to a lush green space, ideal for relaxation or recreation. At the rear of the garden, a versatile outbuilding adds to the homes appeal. Currently used as a workout studio, it offers a fantastic additional space and is complete with its own kitchen and bathroom, making it ideal for a variety of uses, whether as a separate living space, home gym or workshop.

From the garden, side gate access leads to the front of the property where residents benefit from off street parking.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and schools. For outdoor enthusiasts, Haynes Park and Hylands Park offer serene green spaces for recreation and relaxation. Excellent transport links make commuting effortless, with Emerson Park's Liberty Line and Gidea Park Elizabeth Line, providing direct access to Central London, while the A127 and M25 offer convenient road connections.

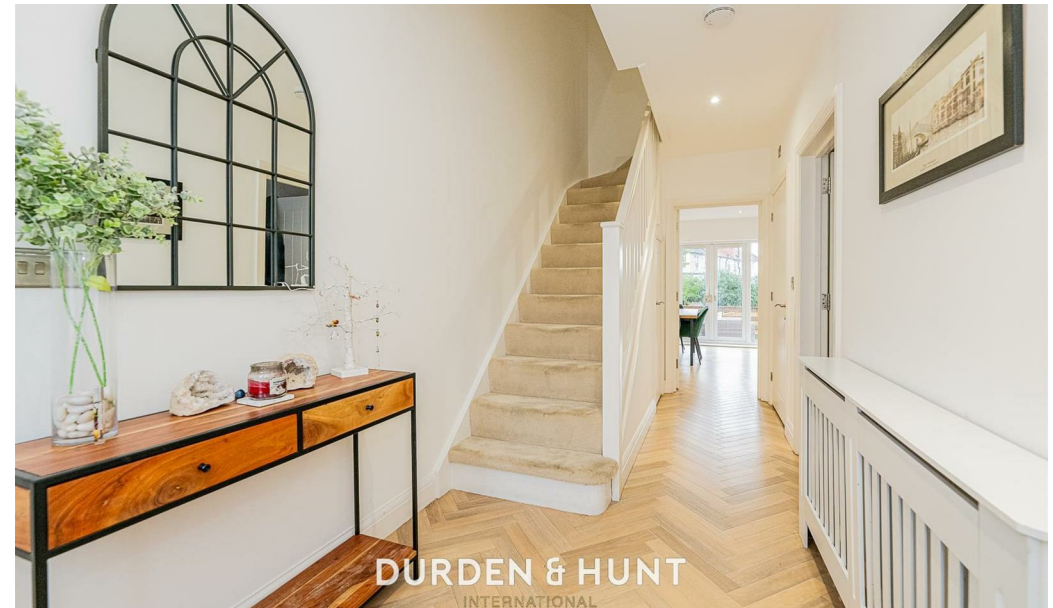
Contact Durden & Hunt for a viewing!

Council Band F Havering

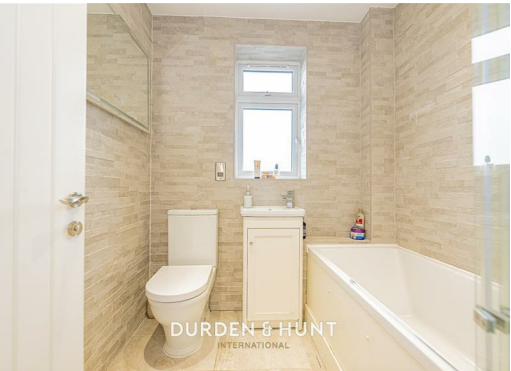
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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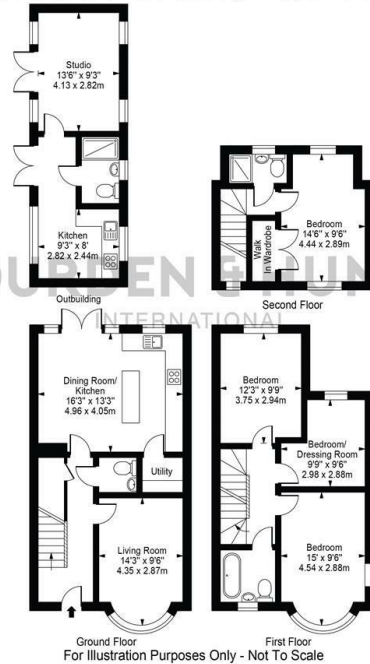
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Great Gardens Road  
 Approx. Total Internal Area 1478 Sq Ft - 137.32 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 277 Sq Ft - 25.76 Sq M



For Illustration Purposes Only - Not To Scale

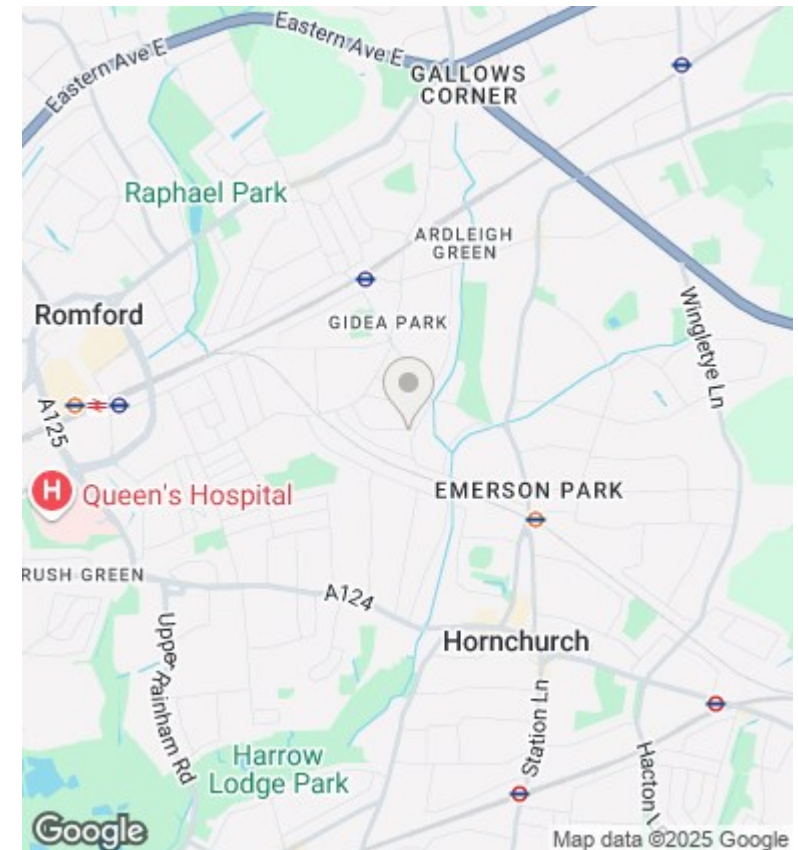
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## Viewings

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

## Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC