

DURDEN & HUNT

INTERNATIONAL



Belmont Road, Hornchurch RM12

£465,000

- Excellent Transport Links
- Large Garden
- Separate Kitchen
- Contemporary Family Bathroom
- Garage & Off Road Parking
- Through Lounge
- Two Double Bedrooms

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Council Tax Band: D



Positioned in a well connected area of Hornchurch, this attractive semi detached bungalow offers bright, well proportioned accommodation.

The property boasts a spacious through lounge, with a welcoming living area and a dedicated dining space. The living area is enhanced by a charming feature fireplace and French doors opening directly onto the garden, perfect for both everyday living and entertaining.

A separate kitchen provides ample storage and workspace, while two comfortable bedrooms are served by a contemporary family shower room.

Outside, the generous rear garden features a spacious patio area and lush lawn, attractively bordered by mature shrubs, creating a private and relaxing outdoor space. Further benefits include a garage to the rear and convenient off road parking to the front.

This location benefits from access to a range of local amenities, including shops, cafés and everyday services, with Hornchurch town centre offering a broader selection of shopping, dining and leisure facilities. Transport links are well catered for, with Hornchurch Underground Station (District Line) providing direct connections into central London, alongside additional services available from Elm Park and Upminster Bridge stations. Road users benefit from convenient access to the A127, A12 and M25. The area is also complemented by a selection of open green spaces and parks, ideal for leisure and outdoor pursuits.

Contact Durden & Hunt for a viewing!

Council Band D Havering

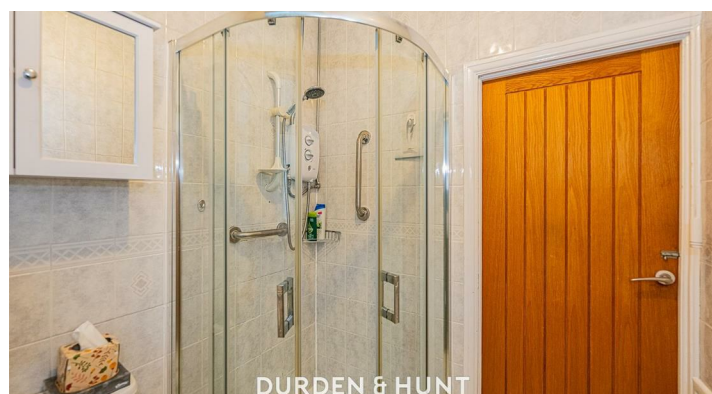
Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

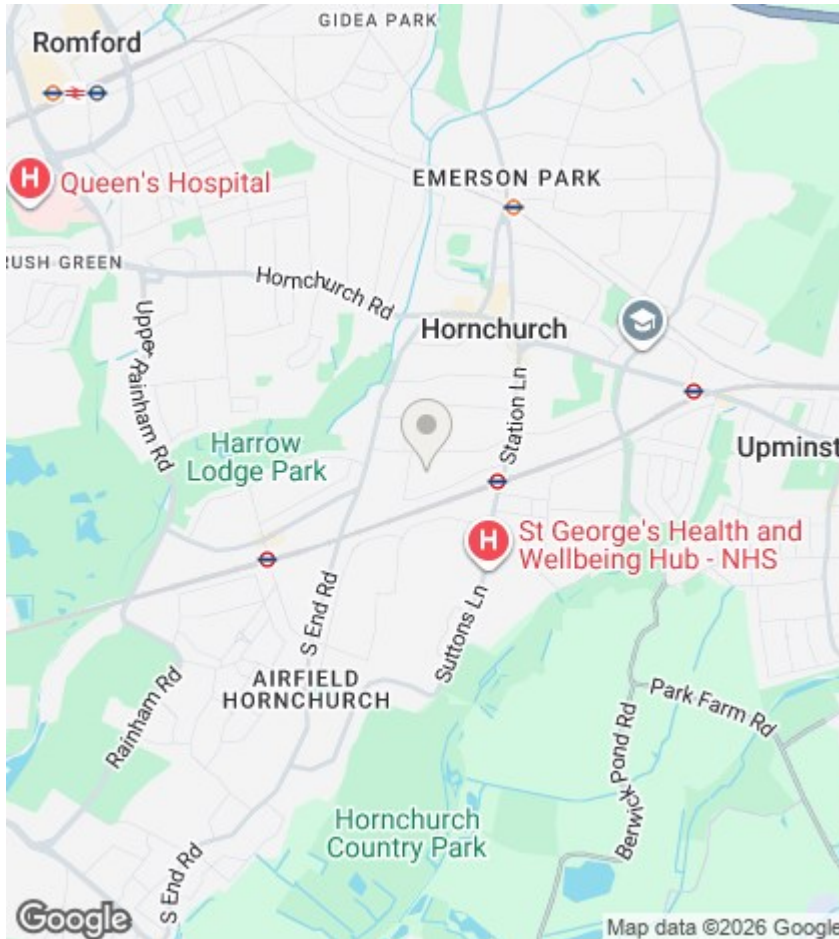
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure.

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.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

