

# DURDEN & HUNT

## INTERNATIONAL



Warren Drive, Hornchurch RM12

£450,000

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



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Council Tax Band: D



Offered with no onward chain, this semi detached bungalow offers spacious and versatile single level living in a popular Hornchurch location, combining comfort, practicality and potential.

The generous through lounge provides clearly defined living and dining areas, flooded with natural light and enhanced by sliding doors that open onto the rear garden, seamlessly blending indoor and outdoor living. A separate kitchen provides space for cooking and preparing meals.

There are two well proportioned bedrooms served by a contemporary family bathroom.

Externally, the property truly shines, featuring a spacious patio area perfect for entertaining, leading onto a lawned garden backing directly onto Harrow Lodge Park, offering peaceful views, privacy and a leafy outlook.

Additional benefits include a garage and off road parking.

This location offers strong transport connections via the A127 the A12, providing direct routes towards London and Essex. Rail services are available at Emerson Park Station on the London Overground line, with Hornchurch Underground Station on the District line also serving the area. A key feature of the location is access to Harrow Lodge Park, offering extensive open green space, recreational facilities and landscaped grounds, while a variety of shops, supermarkets and everyday amenities serve the surrounding residential community.

Contact Durden & Hunt for a viewing!

Council Band D Havering

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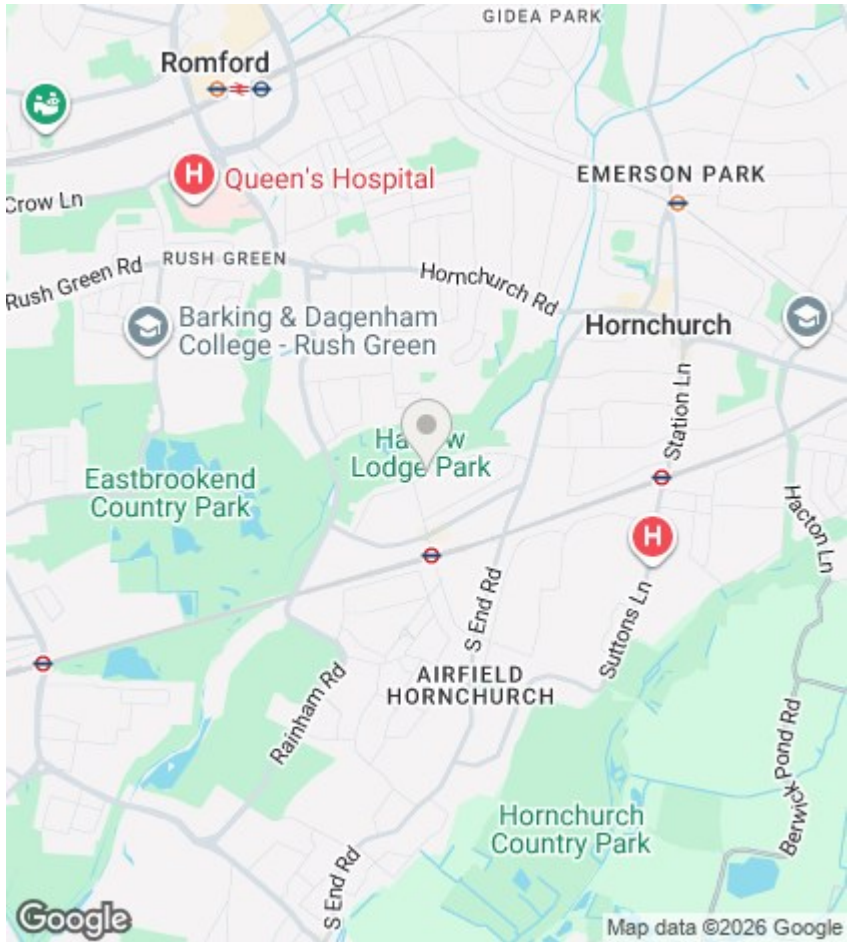












## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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

