

DURDEN & HUNT

INTERNATIONAL



Wingletye Lane, Hornchurch RM11

£925,000

- Chain Free
- Off Road Parking And Garage
- Ground Floor Bathroom
- Flexible Layout
- Excellent Location
- Large Garden
- Study And Separate Utility Room
- Opportunity For Downstairs Living
- Impressive Kitchen, Living And Dining Room
- Two First Floor Bathrooms

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Wingletye Lane, Hornchurch RM11

Chain Free - Excellent Location - Beautifully Presented - Opportunity For Downstairs Living - Off Road Parking And Garage - Large Garden - Impressive Kitchen, Living And Dining Room - Ground Floor Bathroom - Study - Utility Room - Two First Floor Bathrooms - Flexible Layout



Council Tax Band: F



This beautifully presented, versatile home is ideally located and is offered with no onward chain.

One of the standout rooms of this impressive home is the expansive kitchen, living and dining room. With bifold doors opening onto the garden, the space has a flexible layout to suit your needs, whether creating a snug area or a place for formal dining, and could be ideal for those who love to socialise and entertain. The modern kitchen features a breakfast bar island and for added convenience leads onto a dedicated utility room, which also provides direct access to the garage.

A downstairs bathroom presents the opportunity for downstairs living when utilised with a reception room, such as the one currently used as a study.

On the first floor the primary bedroom features fitted wardrobes and is complemented by four additional rooms, which could be used as bedrooms, home offices or nursery as you require. Two family bathrooms optimise this floor.

Externally the property boasts a carriage driveway with space for multiple cars and a garage. To the rear a large garden, with patio and lawn areas also currently features a pergola, greenhouse and outbuilding, creating a versatile space to enjoy some fresh air with family and friends.

Located in a sought after location, it is convenient for Emerson Park and Upminster Bridge stations, offering direct access to Central London, as well as a number of well regarded schools, shops and amenities, including in Hornchurch. Additionally the area benefits from ample green spaces offering an abundance of places to enjoy long walks and summer picnics in the great outdoors.

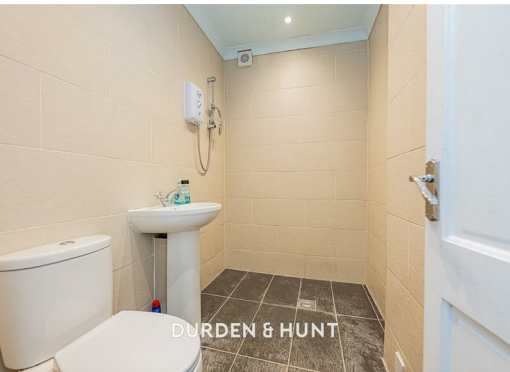
Contact Durden and Hunt for a viewing!

Council Tax F Havering

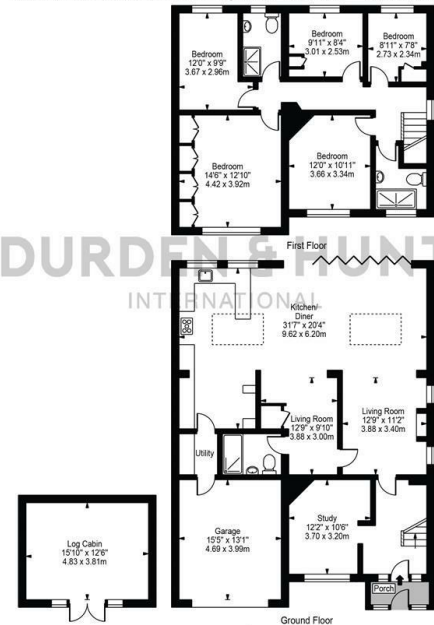
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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Wingletye Lane
 Approx. Total Internal Area 2328 Sq Ft - 216.29 Sq M
 (Including Garage & Log Cabin)
 Approx. Gross Internal Area Of Garage 201 Sq Ft - 18.71 Sq M
 Approx. Gross Internal Area Of Log Cabin 198 Sq Ft - 18.40 Sq M



For Illustration Purposes Only - Not To Scale

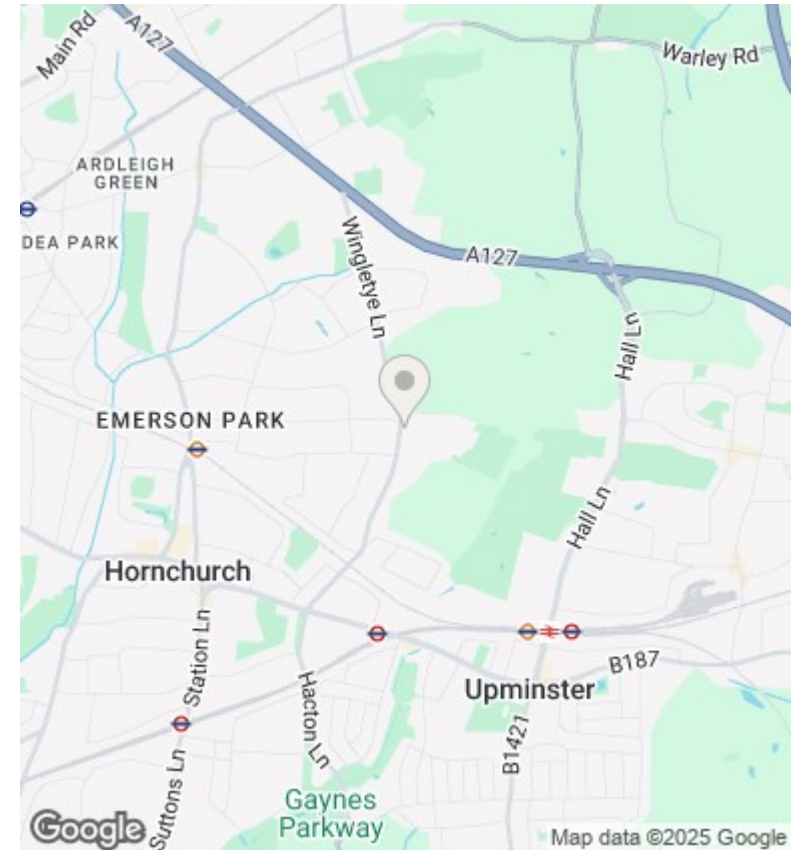
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 