

DURDEN & HUNT

INTERNATIONAL



Huntingdon Drive, Harold Wood RM3

Offers Over £600,000

- Large Open Plan Fitted Kitchen, Living And Dining Area
- Two Additional Bedrooms
- Garden With Patio Area
- Downstairs WC
- Family Bathroom
- Excellent Transport Links
- Master Bedroom With Dressing Area, En Suite And Balcony
- Off Road Parking

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Huntingdon Drive, Harold Wood RM3

Large Open Plan Fitted Kitchen, Living And Dining Area – Downstairs WC – Master Bedroom With Dressing Area, En Suite And Balcony – Two Additional Bedrooms – Family Bathroom – Off Road Parking – Garden With Patio Area – Excellent Transport Links



Council Tax Band: E



Durden and Hunt welcome to the market this three bedroom expansive semi-detached family home located in a sought-after location in Harold Wood.

Internally this property offers an open plan modern kitchen, living and dining space with skylight allowing natural light into the property, as well as patio doors leading onto the garden. In addition, there is a downstairs WC.

The first floor consists of two bedrooms and a family bathroom. The second floor is where the master bedroom is situated with en suite shower room, dressing area with fitted wardrobes, en suite a balcony with significant views, a perfect location to start your morning or evening reflections.

Externally this property benefits from a garden with patio and decking area. To the front of the property, you will find off road parking.

Ideally located close to local shops, schools, and amenities as well as excellent transport links including A12, A127, M25 and within close proximity to Harold Wood Elizabeth Line, with direct access to Liverpool Street station.

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

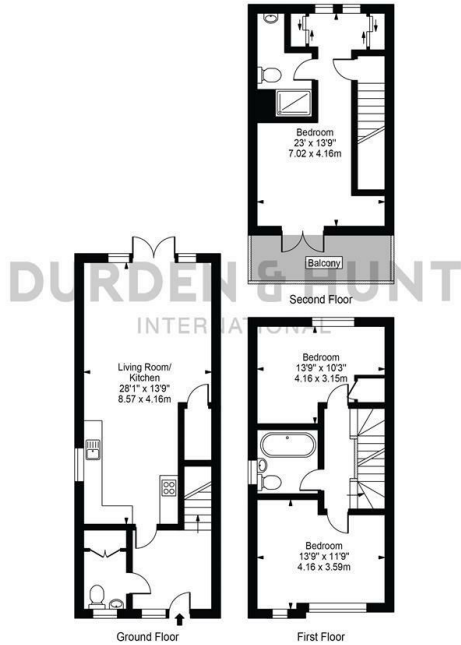
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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



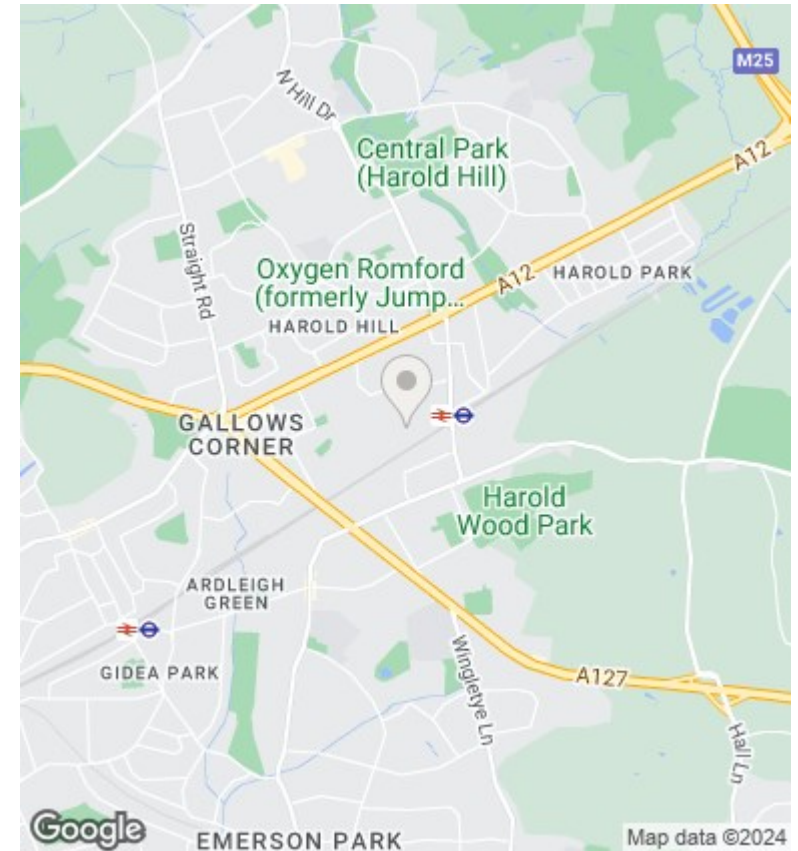


Huntingdon Drive
 Approx. Gross Internal Area 1239 Sq Ft - 115.10 Sq M



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

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	