

DURDEN & HUNT

INTERNATIONAL



Arnwl Drive, Romford RM3

£435,000

- Semi Detached Family Home
- Modern Kitchen
- Downstairs WC
- Good Transport Links
- Off Road Parking
- Living And Dining Room
- Family Bathroom
- Private Garden
- Three Bedrooms, Two With Fitted Wardobes
- Storage

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Sought After Noak Hill Neave Place Development - Semi Detached Family Home - Off Road Parking - Private Garden - Modern Kitchen - Living And Dining Room - Three Bedrooms, Two With Fitted Wardobes - Downstairs WC - Family Bathroom - Storage - Good Transport Links



Council Tax Band: D



Durden and Hunt welcome to the market this charming, three bedroom, semi-detached home situated in the sought-after Noak Hill Neave Place development.

Internally the beautifully presented property benefits from a modern kitchen and a spacious living and dining space, that opens onto the garden. Further, a downstairs WC optimises this floor.

Upstairs two bedrooms feature fitted wardrobes and are complemented by a third bedroom, currently used as an office and playroom, and a family bathroom. Storage solutions can be found on the ground floor and first floor hallways, the property offers Amtico flooring and fitted blinds feature throughout.

Externally the property boasts off road parking under a car port and side access. To the rear a garden with patio, lawn and decking areas can be found. Both the front and back garden of this exceptional property feature AstroTurf.

Ideally located for local shops, schools, amenities and ample green spaces it has good transport links including the A12, M25, Eastern Avenue and Harold Wood station a drive away. Further the property is opposite the popular Noak Hill Sports Complex and is currently in the catchment for an Outstanding primary school.

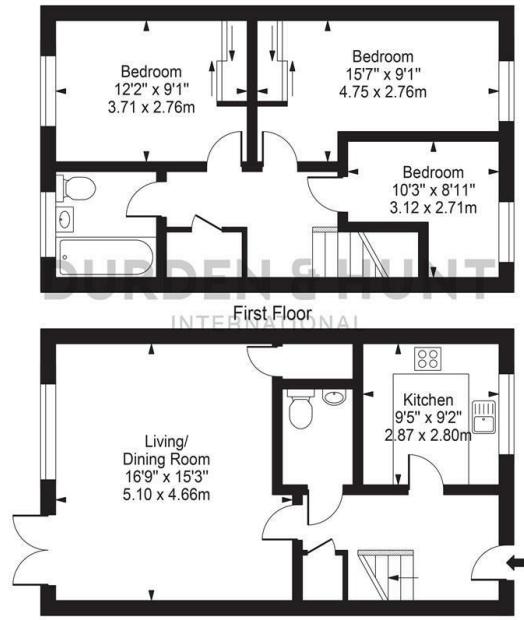
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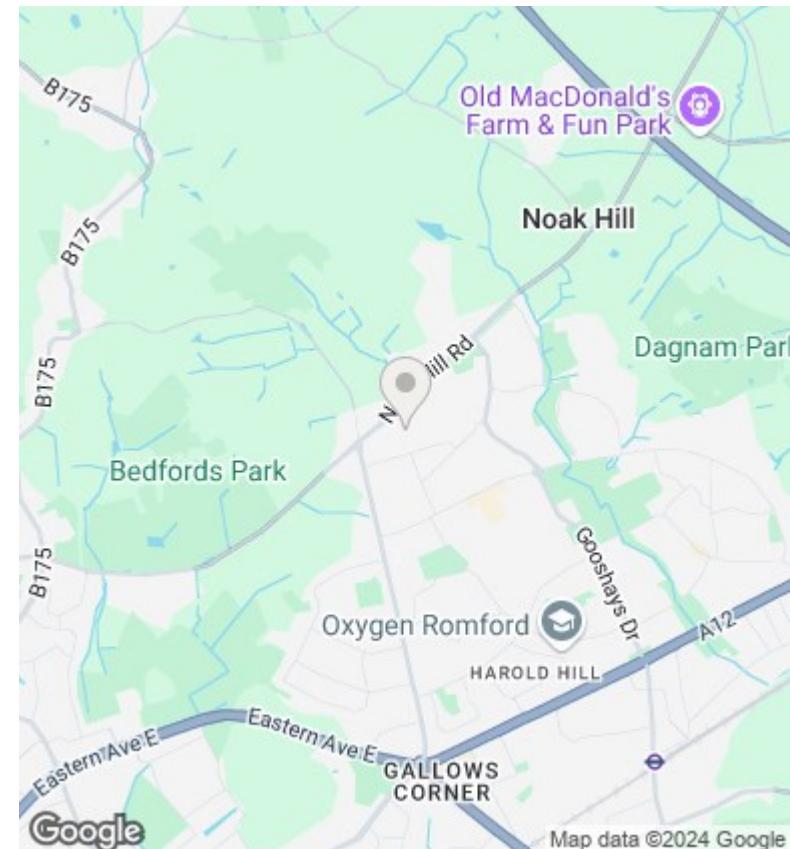
Arwil Drive

Approx. Gross Internal Area 966 Sq Ft - 89.76 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, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewings

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

Council Tax Band

D