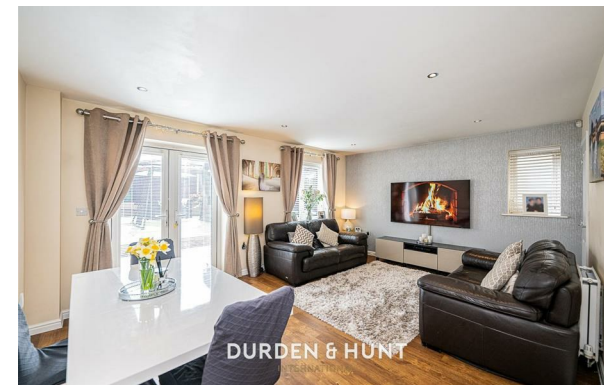


# DURDEN & HUNT

INTERNATIONAL



Arnwil 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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01708 202 777

hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>



# Arnwil Drive, Romford RM3

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.

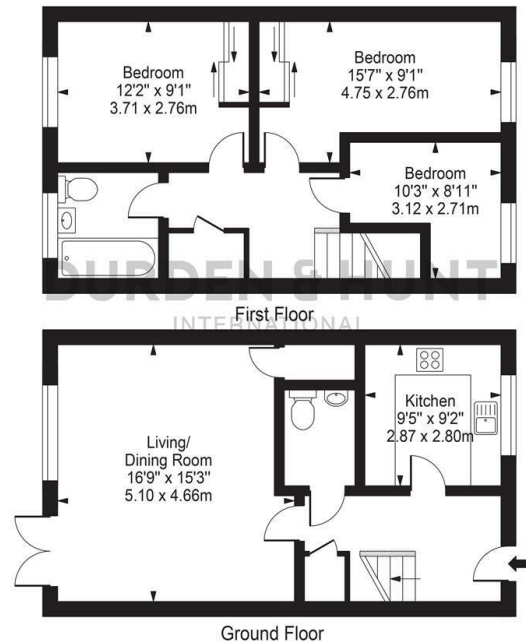
Ideally located for local shops, schools, amenities and ample green spaces it has good transport links including the A12, M25, Eastern Avenue and Harold Wood station a drive away. Further the property is opposite the popular Noak Hill Sports Complex and is currently in the catchment for an Outstanding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

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.

# Arwil Drive Approx. Gross Internal Area 966 Sq Ft - 89.76 Sq M



For Illustration Purposes Only - Not To Scale

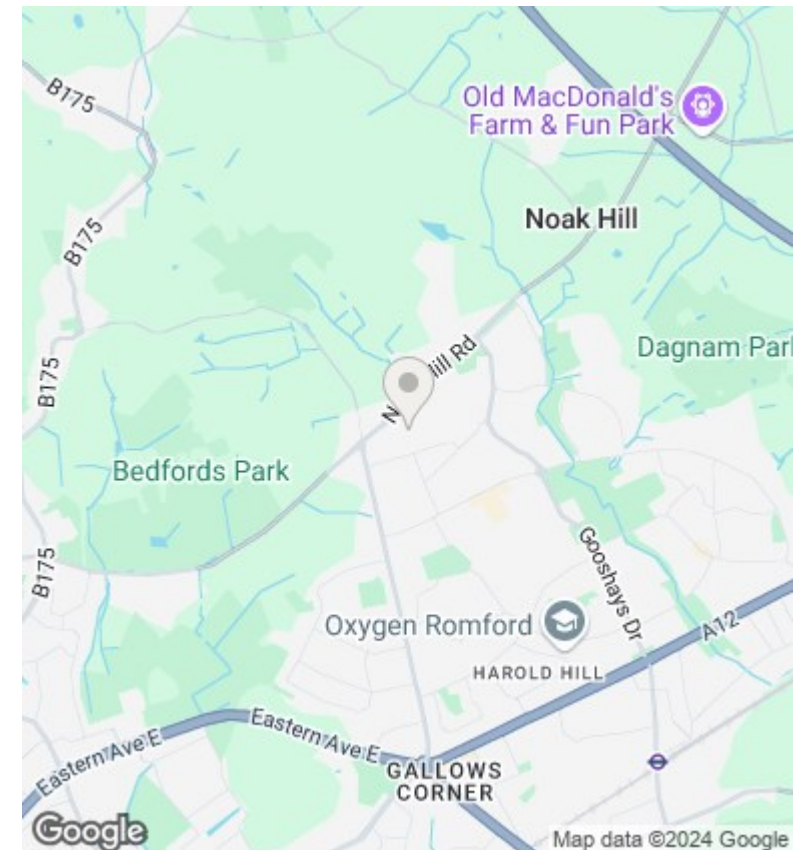
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	