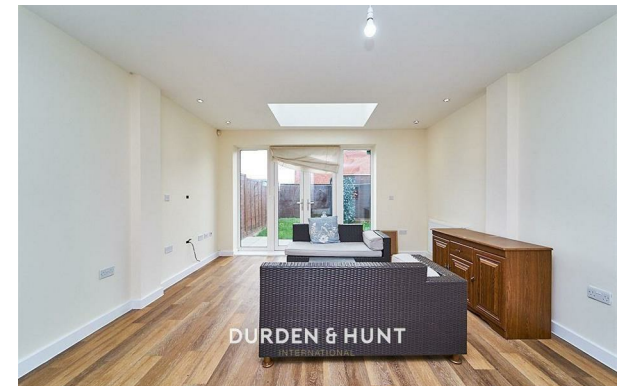


DURDEN & HUNT

INTERNATIONAL



Elderberry Close, Harold Wood RM3

Offers In Excess Of £600,000

- Chain Free
- Three Double Bedrooms
- Downstairs Cloak Room
- Local Green Spaces
- Semi Detached Town House
- Two Bathrooms, One En Suite
- Garden And Off Road Parking
- Large Open Plan Kitchen, Diner And Lounge
- Dressing Area To Main Bedroom
- Excellent Transport Links

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

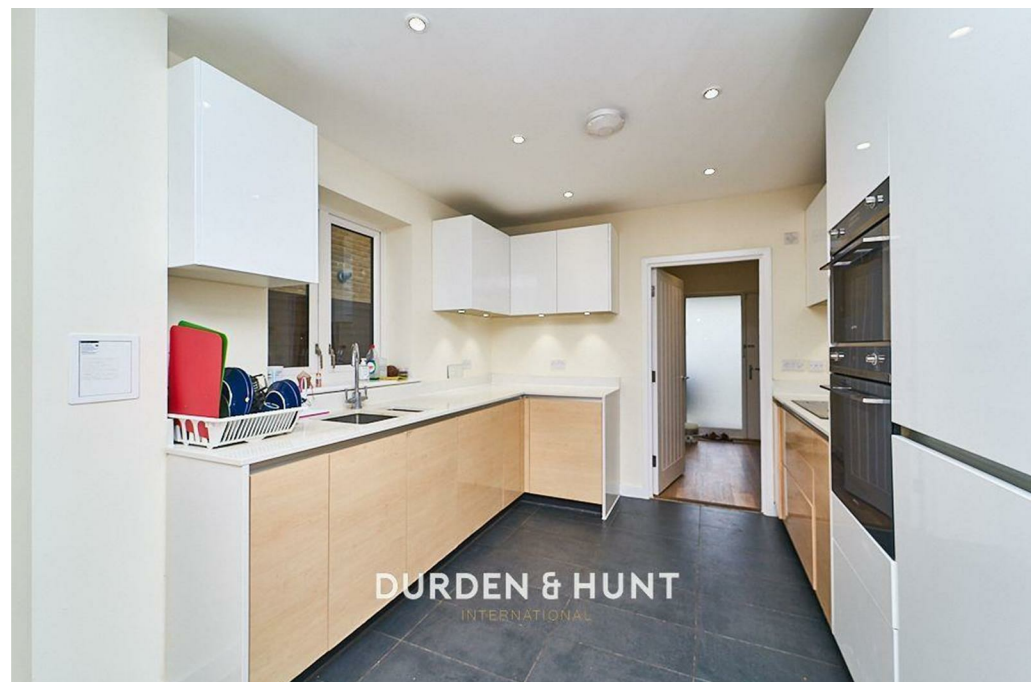
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Elderberry Close, Harold Wood RM3

Chain Free - Semi Detached Town House - Large Open Plan Kitchen, Diner And Lounge - Three Double Bedrooms - Two Bathrooms, One En Suite - Dressing Area To Main Bedroom - Downstairs Cloak Room - Garden - Off Road Parking - Excellent Transport Links - Surrounded By Green Space



Council Tax Band: E



Durden and Hunt welcome to the market this modern, semi detached home on the sought after Kings Park development and offered with no onward chain.

Internally this property benefits from a large open plan kitchen, dining and living space, ideal for entertaining and is complemented by a downstairs cloakroom.

The large primary bedroom can be found on the second floor and features a modern en suite, dressing area and private balcony.

The first floor consists of two additional bedrooms and a family bathroom.

Externally the property has a good sized garden with patio area. To the front off road parking can be found.

Ideally located for local shops and amenities, including a play area and green space directly outside the property, it has excellent transport links including the A12 and Harold Wood Station providing excellent transport links to The City as well as Heathrow Airport.

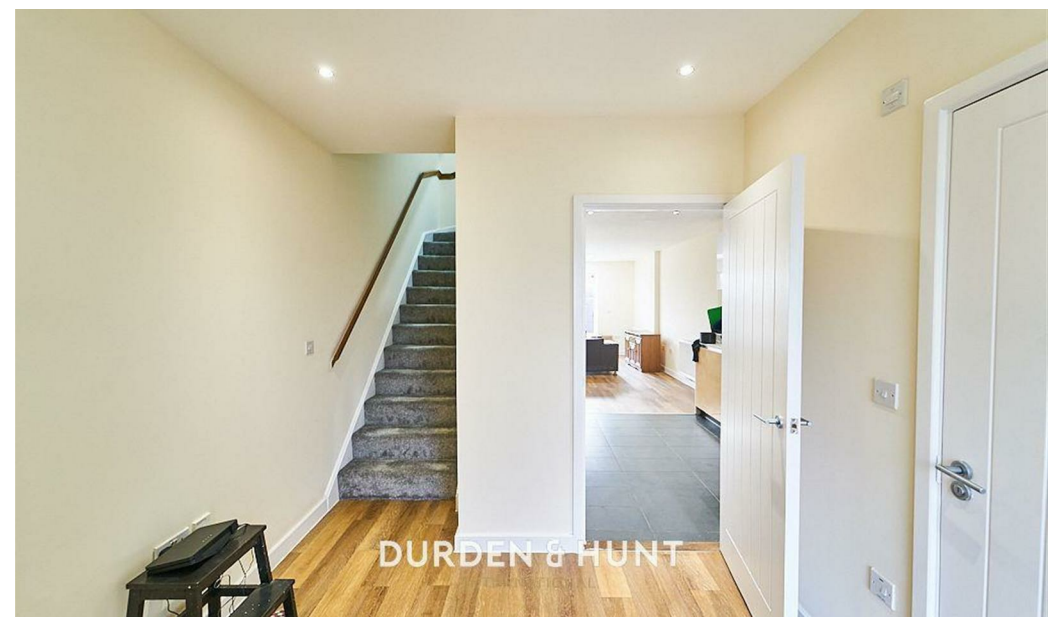
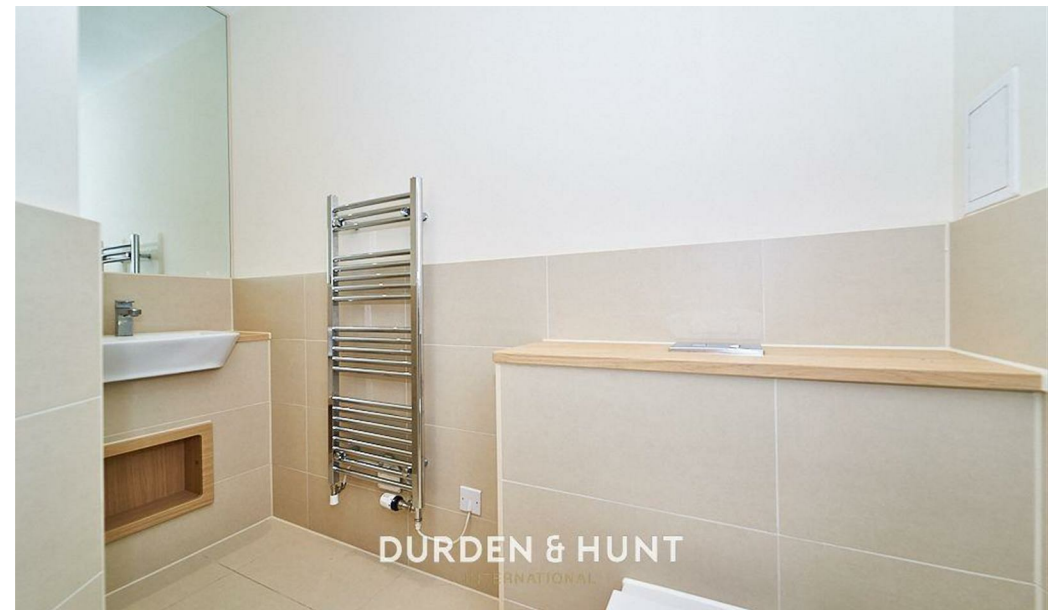
Floorplan to follow.

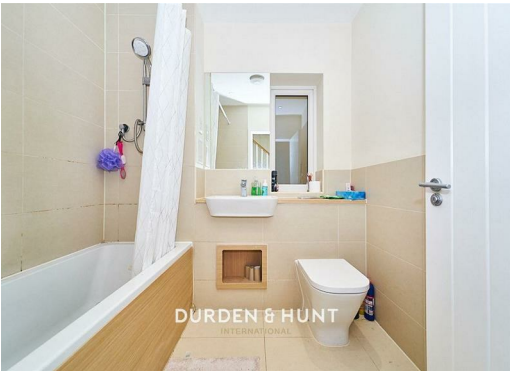
Freehold
Council Tax: Havering E

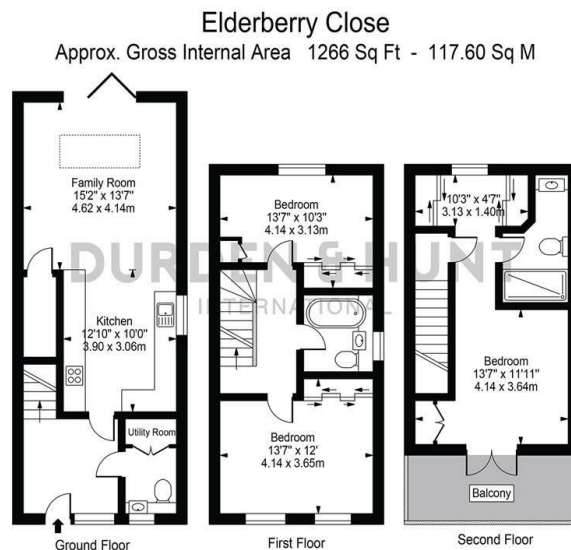
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

Please be advised the photography was taken before the current tenant was in place.

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.

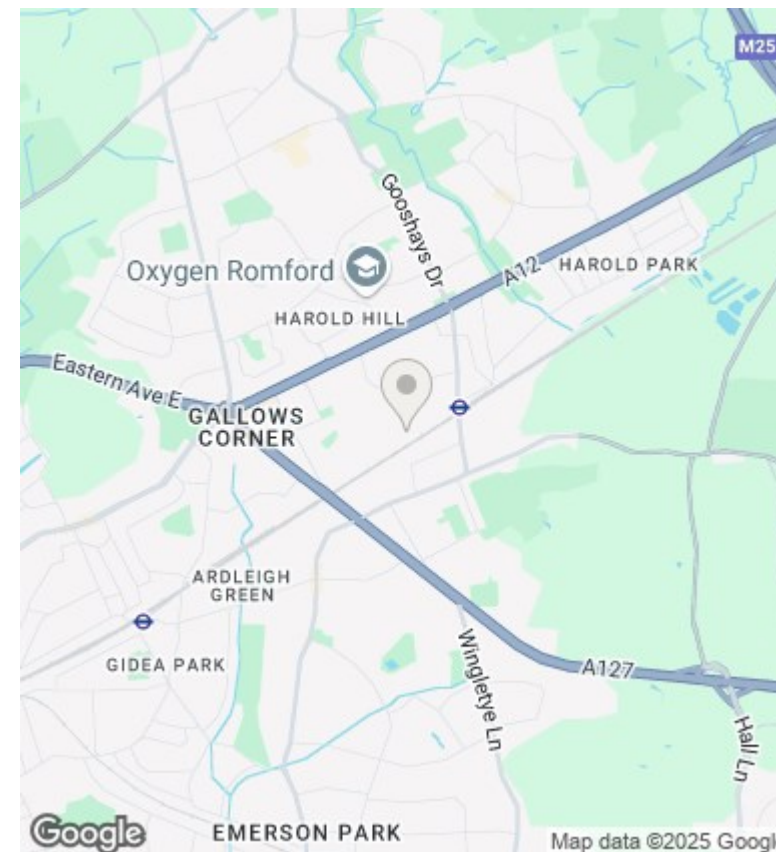






For Illustration Purposes Only - Not To Scale

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
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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