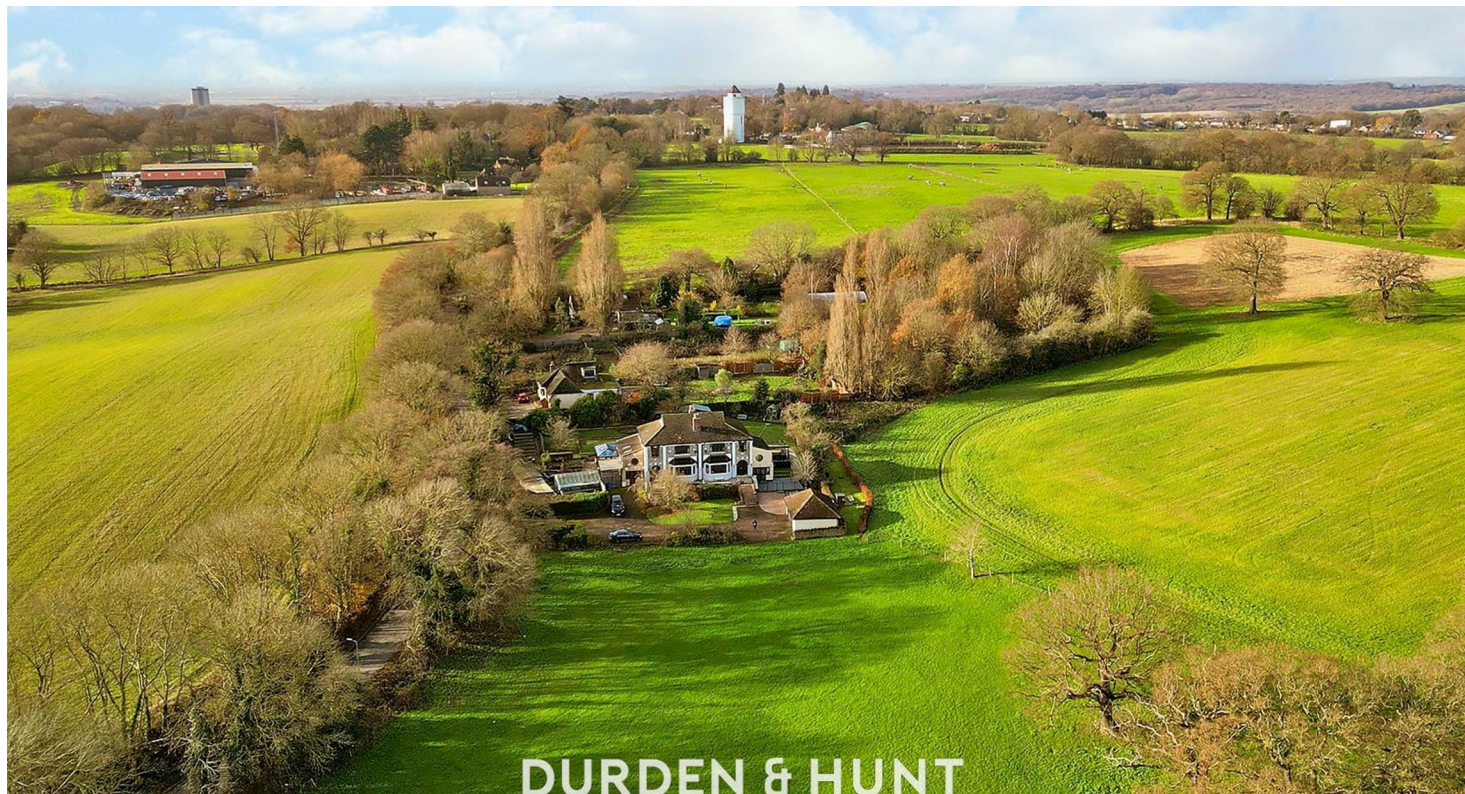


DURDEN & HUNT

INTERNATIONAL



Broxhill Road, Havering-Atte-Bower RM4

Price Guide £875,000

- Chain Free
- Picturesque Location
- Rolling Countryside Views
- Charming Character Features
- Off Road Parking And Double Garage
- Potential to Extend and Create Annex STPP
- Kitchen With Separate Utility
- Two Bathrooms, One Being En Suite
- Separate Living And Dining Rooms
- Downstairs WC

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Broxhill Road, Havering-Atte-Bower RM4

Guide Price £875,000 - £900,000 - Chain Free - Picturesque Location - Rolling Countryside Views - Charming Character Features - Off Road Parking - Large Garden - Double Garage - Kitchen With Separate Utility - Four Bedrooms - Two Bathrooms, One Being En Suite - Separate Living And Dining Rooms - Downstairs WC



Council Tax Band: F



Guide Price £875,000 - £900,000

This charming four bedroom home with potential to extend and create an annex subject to planning permissions, is offered with no onward chain and boasts beautiful panoramic views of the local countryside.

The large modern kitchen offers plentiful cupboard and worktop space for cooking family feasts whilst the separate utility room, which provides access to the exterior, brings added convenience. A downstairs WC further optimises this area.

Separate living and dining rooms create a versatile space to relax and entertain after a long day, with the dining room opening directly onto the garden.

Across the first floor the primary bedroom benefits from an en suite shower room and is further complemented by three good sized bedrooms and a contemporary family bathroom.

Externally the property offers ample parking and a split level double garage that offers a versatile space that benefits from mains electric and water, giving the garage the perfect opportunity to be converted to an annex subject to planning permissions.

A spacious garden with large decking, patio and lawn areas creates an ideal place to sit and enjoy the fresh air or entertain guests on warmer days. A shed and pergola currently feature within this impressive space. The garden offers ample opportunity to create a substantial garden room.

Havering-atte-Bower is a picturesque village offering an ideal location for those looking to be connected yet have the ability to enjoy the countryside,

with its ample open green spaces for those who enjoy the great outdoors. The surrounding areas enjoy an abundance of shops, schools, amenities and transport links including the A12, M25, Harold Wood's Elizabeth Line and Romford's Overground and Elizabeth Line a drive away.

Contact Durden & Hunt for a viewing!

Council Tax F Havering

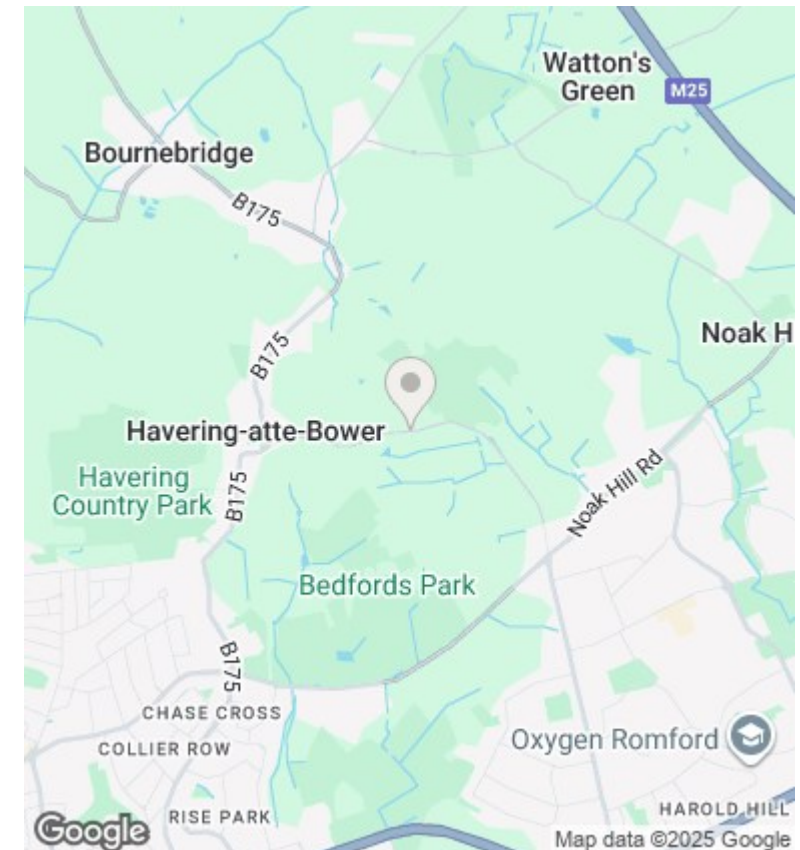
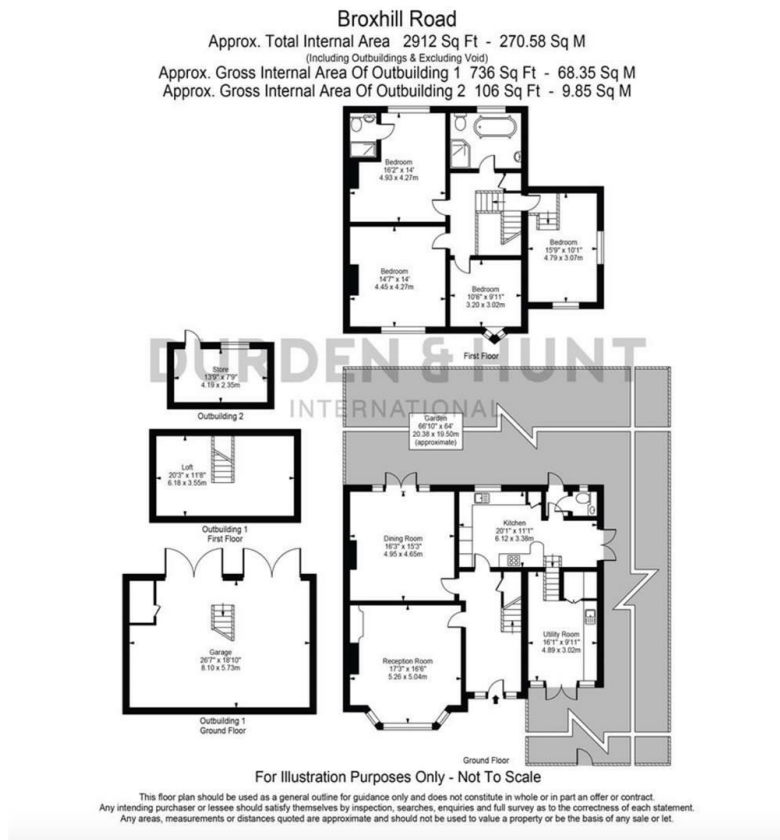
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.







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		
(81-91) B		84
(69-80) C	71	
(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