

DURDEN & HUNT

INTERNATIONAL



St. Clements Avenue, Romford RM3

Offers In Excess Of £950,000

- Modern Kitchen
- Downstairs WC
- Family Bathroom
- Excellent Transport Links
- Large Open Plan Living And Dining Area
- Master Bedroom With En Suite And Dressing Area
- Garden And Patio Area
- Play Room
- Three Additional Bedrooms One With EN Suite
- Private Balcony And Terrace Area

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

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

St. Clements Avenue, Romford RM3

Modern Kitchen - Large Open Plan Living And Dining Area - Play Room - Downstairs WC - Master Bedroom With En Suite And Dressing Area - Three Additional Bedrooms One With EN Suite - Family Bathroom - Garden And Patio Area - Private Balcony And Terrace Area - Excellent Transport Links



Council Tax Band: F



Durden and Hunt welcome to the market this four-bedroom expansive semi-detached family home located in a sought-after location in Harold Wood, this home perfectly blends modern comfort with timeless elegance.

Internally this property offers a modern kitchen with breakfast area, large open plan living and dining space with double skylights allowing natural light into the property, as well as bifold doors leading onto the garden. In addition, there is a playroom which was previously a garage, and can be further converted to a home office, gym and plenty more. Further the ground floor offers a downstairs wc.

The first floor consists of three bedrooms, one of which has an en suite. All bedrooms are complemented by a contemporary family bathroom. The second floor is where the master bedroom is situated with en suite shower room, dressing area with fitted wardrobes and dual balconies with significant views, a perfect location to start your morning or evening reflections.

Externally this property benefits from a generous sized landscaped garden with patio area and screening trees providing a serene outdoor space. The rear garden also includes an outbuilding ideal for entertaining. 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.

Owner Advised Features:

Electric remote control blackout blinds furnish every room, ensuring privacy and comfort at the touch of a button.

The living space boasts a Swedish-made wood burner, often referred to as the "Rolls Royce" of wood burners.

Every corner of this house exudes luxury, from the custom wooden flooring that graces the living areas and primary bedroom, to the top-notch fittings and fixtures that adorn each space.

Kitchen with equipped premium amenities

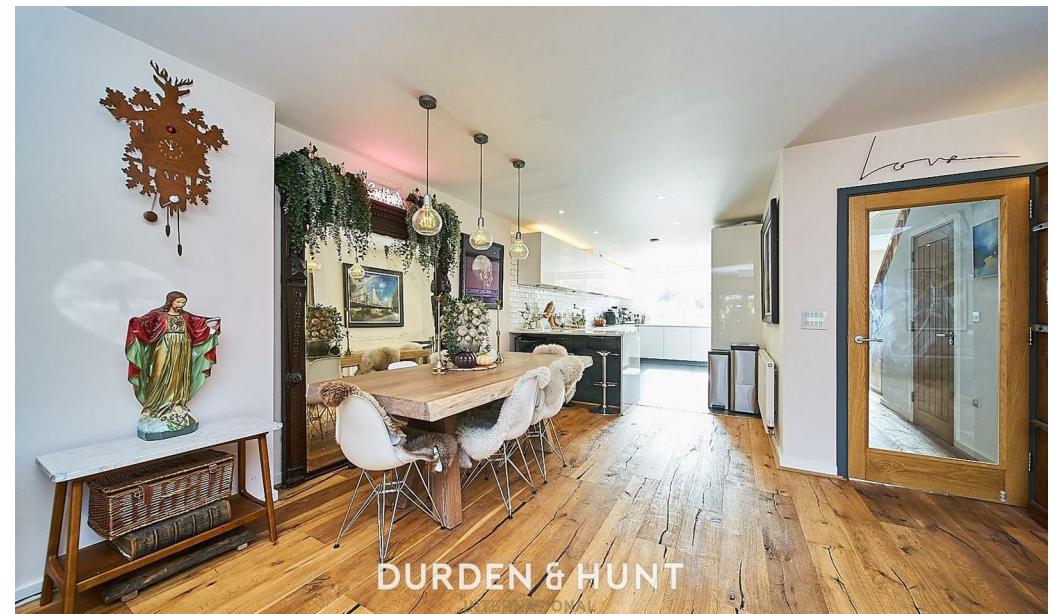
Contact Durden & Hunt for a viewing!

Council Tax F Havering

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

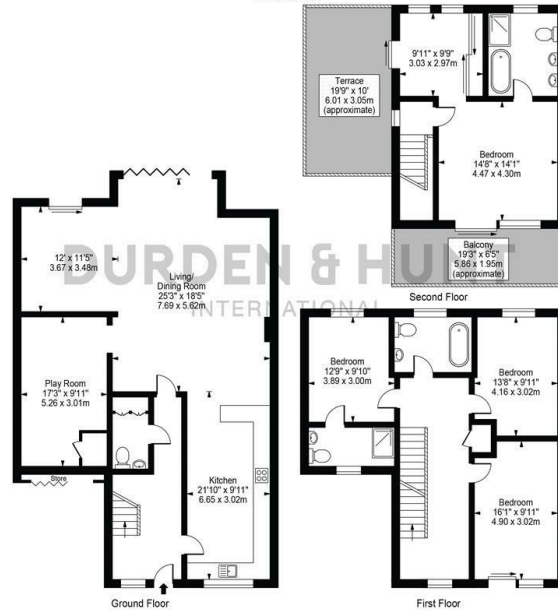
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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

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St. Clements Avenue
 Approx. Gross Internal Area 2428 Sq Ft - 225.53 Sq M
 (Excluding Store)



For Illustration Purposes Only - Not To Scale

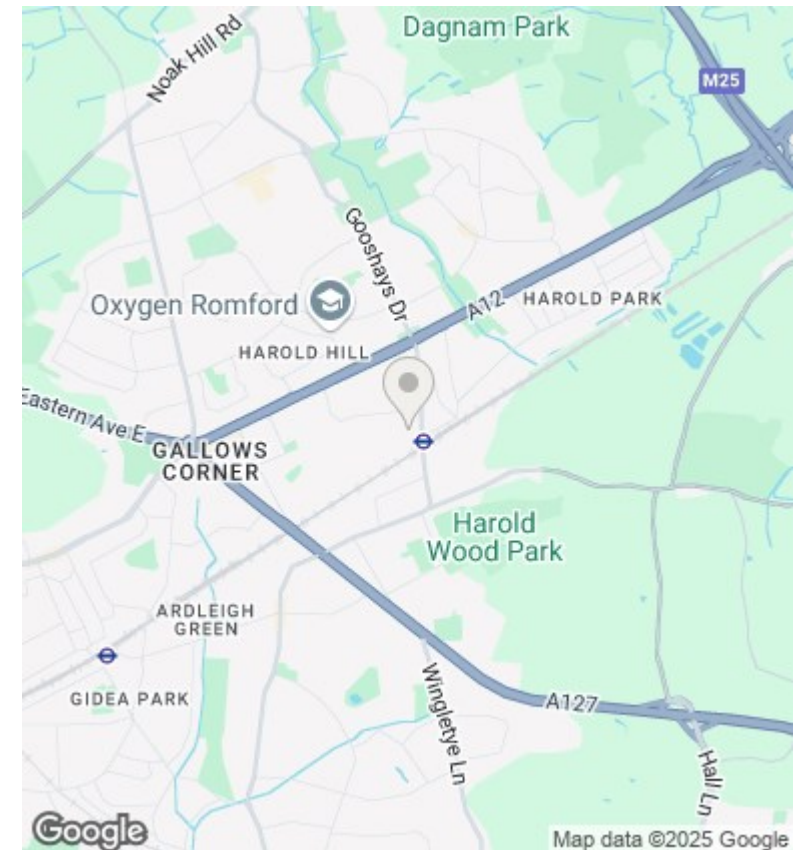
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		