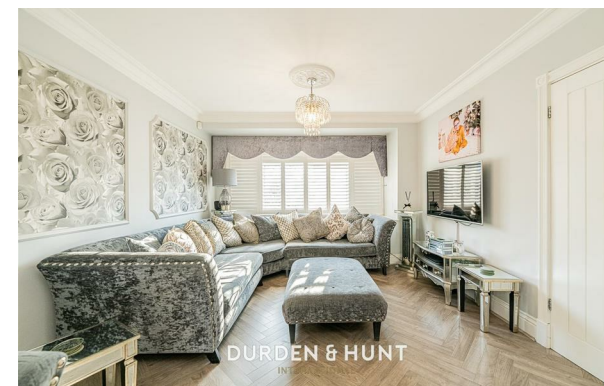
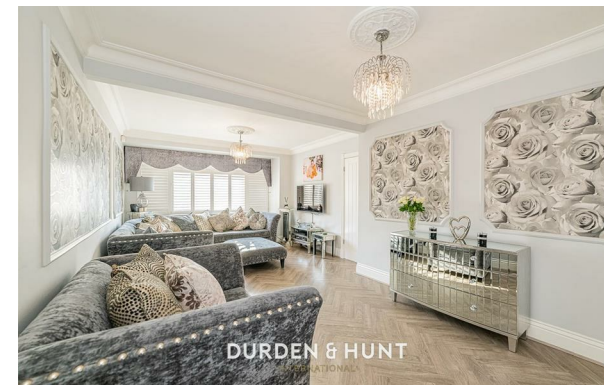


DURDEN & HUNT

INTERNATIONAL



Barton Avenue, Romford RM7

£475,000

- GUIDE PRICE £475,000 - £500,000
- Large Living Room
- Three Bedrooms
- Off Road Parking
- Downstairs WC
- Contemporary Family Bathroom
- Garden
- Spacious Kitchen Diner
- Great Location

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Barton Avenue, Romford RM7

GUIDE PRICE £475,000 - £500,000 - Off Road Parking - Garden - Large Living Room - Downstairs WC - Spacious Kitchen Diner - Three Bedrooms - Contemporary Family Bathroom - Downstairs WC - Great Location



Council Tax Band: D



GUIDE PRICE £475,000 - £500,000

This well kept three bedroom home is ideally located and could be perfect for a growing family.

For those who love to cook and entertain the spacious kitchen diner, which opens onto the garden, offers a space to cook, prepare and share food with friends and family. The large living room has been tastefully decorated and links to the dining room creating a great flow and a room to relax and entertain in.

Further, a practical downstairs WC optimises the ground floor.

Across the first floor three bedrooms, each with fitted wardrobes and cupboards, are complemented by luxuriously contemporary family bathroom.

Externally the property boasts convenient off road parking and side access. To the rear a garden features a raised decking and patio area, ideal for enjoying an al fresco meal.

Barton Avenue is ideally located for an abundance of local shop and amenities, including in Romford, and a number of well regarded schools. The surround areas offer ample open green spaces providing an opportunity to spend time in the great outdoors. Transport links include the A12 and Romford's Overground and Elizabeth Line, providing direct access to Central London, a drive away.

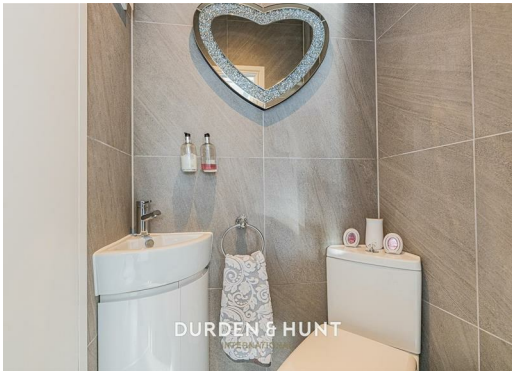
Contact Durden and Hunt for a viewing!

Council Band D Havering

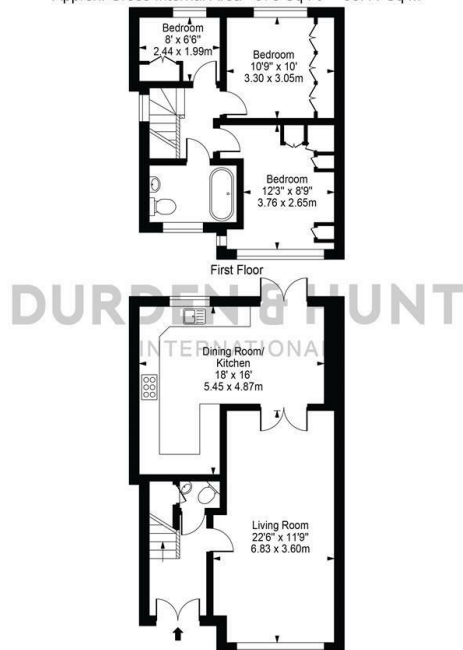
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.



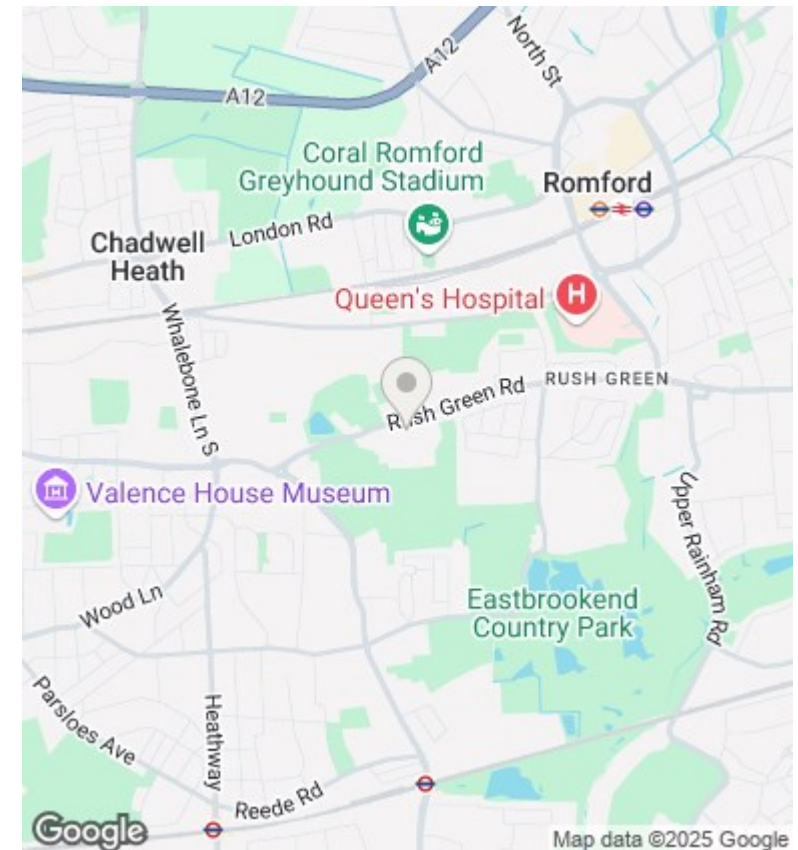


Barton Avenue
Approx. Gross Internal Area 973 Sq Ft - 90.41 Sq M



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) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		