

DURDEN & HUNT

INTERNATIONAL



Deere Avenue, Rainham RM13

Price Guide £425,000

- GUIDE PRICE £425,000 - £450,000
- Three Bedrooms
- Family Bathroom
- Garden With Outbuilding
- Large Living And Dining Room
- Good Transport Links
- Off Road Parking
- Good Sized Kitchen

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

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

Deere Avenue, Rainham RM13

GUIDE PRICE £425,000 - £450,000 - Garden With Outbuilding - Off Road Parking - Three Bedrooms - Large Living And Dining Room - Good Sized Kitchen - Family Bathroom - Good Transport Links



Council Tax Band: C



GUIDE PRICE £425,000 - £450,000

This three bedroom terraced house has been well kept throughout and could be great for a growing family.

The ground floor features a large living and dining room, complete with feature fire place, ideal for relaxing after a long day. For those that love to cook the good sized kitchen offers plenty of worktop space and ample storage, as well as access to the rear garden.

Upstairs the first floor offers three bedrooms and a contemporary family bathroom. The bedrooms offer a flexible layout, whether used as places to sleep, work, play or dress with one currently used as a dressing room.

Externally the charming home boasts off road parking. To the rear the garden offers patio and lawn areas, which could be ideal for socialising in the warmer months, and currently features a versatile outbuilding with a WC, utility room, and storage space.

This property is ideally located for local shops, schools, local amenities and ample open green spaces which provide opportunity to explore the great outdoors.

It also has good transport links including the A13, M25 and Elm Park's District Line station that takes you directly into the city.

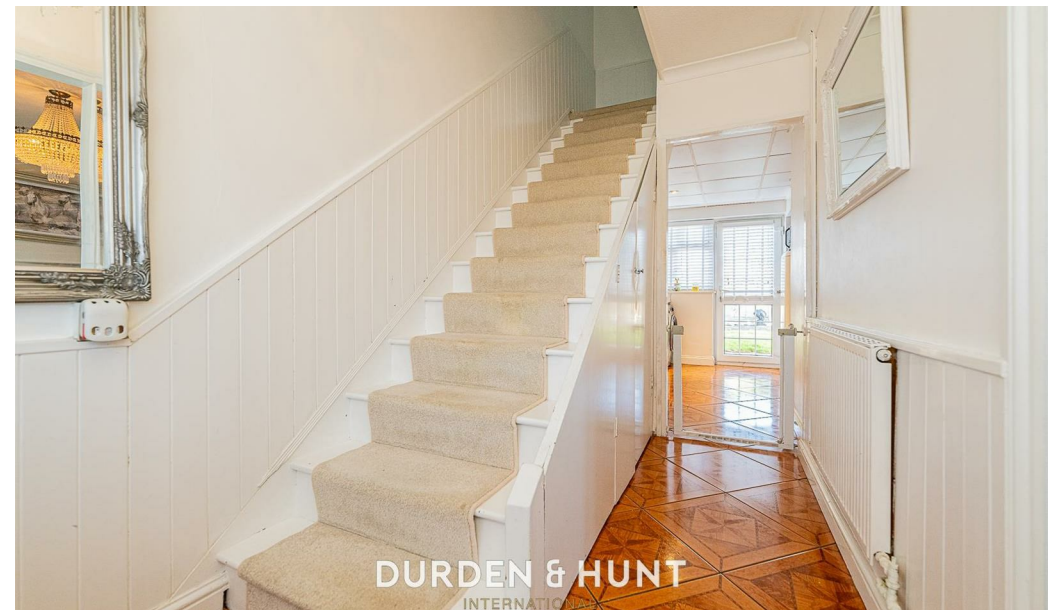
Contact Durden & Hunt for a viewing!

Council Band C Havering

Consumer Protection from Unfair Trading Regulations 2008.

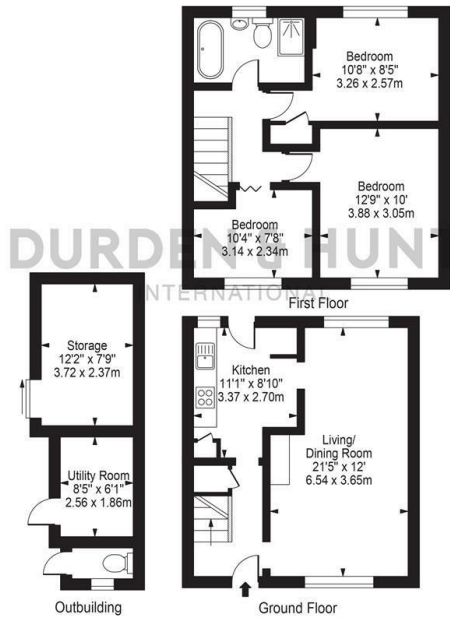
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

Please be advised photography was taken prior to tenants being 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.





Deere Avenue
 Approx. Total Internal Area 1034 Sq Ft - 96.07 Sq M
 (Including Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 174 Sq Ft - 16.15 Sq M



For Illustration Purposes Only - Not To Scale

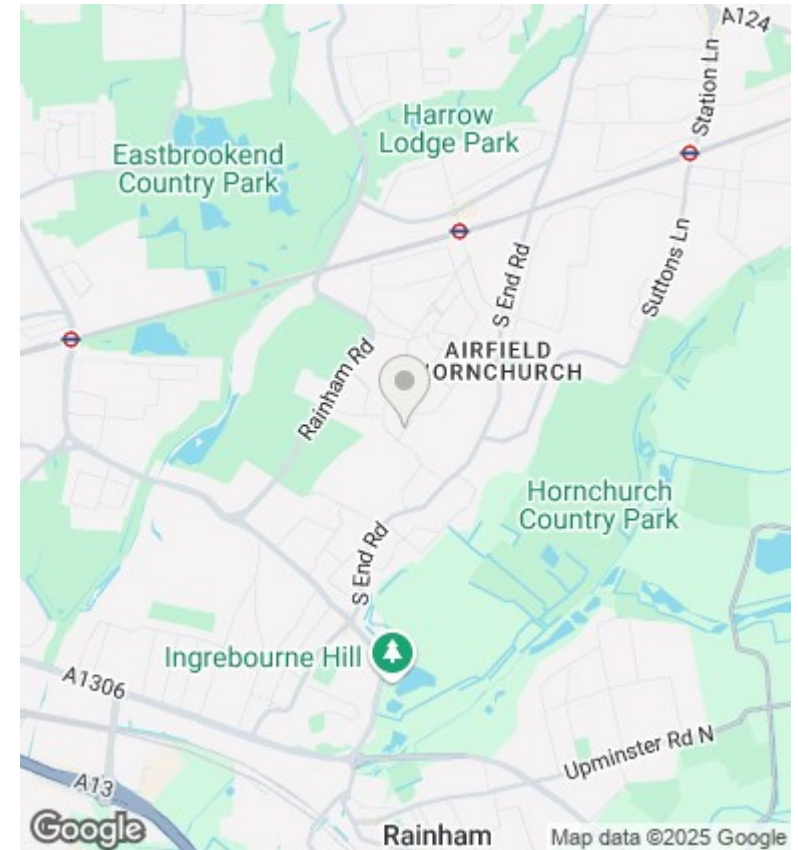
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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