

# DURDEN & HUNT

INTERNATIONAL



## The Grange, Harold Wood RM3

Price Guide £425,000

- Sought After Development
- Over 900 SQ FT Of Living Space
- Integrated Kitchen Appliances
- Located In Grade II Listed Building
- Allocated Off Street Parking
- Ceiling Height Of Over 10FT
- Two Double Bedrooms
- 0.1 Miles to Harold Wood Station (Elizabeth Line)
- Period Features Throughout
- Contemporary Family Bathroom

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

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



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Council Tax Band: D



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Beautifully maintained and situated within the highly sought after Kings Park Development, this exceptional first floor apartment lies within a character filled listed building.

Originally built in 1883 as a grand country house, The Grange has since been transformed into an exclusive residential development, blending historic character with modern design. This particular apartment boasts exceptional ceiling heights of over 10FT throughout, enhancing the sense of space and elegance.

The spacious interior features a bright and airy open plan lounge and dining area, perfect for both relaxing and entertaining. A separate, contemporary kitchen is fitted with high quality Siemens integrated appliances and a bespoke quartz worktop as well as bespoke glass splash back, offering a perfect balance of style and functionality.

Finished in a sophisticated Farrow & Ball colour scheme throughout, the apartment also features elegant herringbone flooring, adding to its refined aesthetic. There are two generous double bedrooms, both equipped with blackout blinds for comfort and privacy, as well as a well appointed family bathroom with underfloor heating for added luxury.

The apartment further benefits from one allocated parking space along with available guest spaces for visitors, completing the appeal of this beautifully presented and conveniently located home.

An ideal choice for professionals, downsizers, or those seeking a blend of heritage architecture and modern comfort in an exclusive setting.

Ideally located for a wealth of local amenities, such as local shops, leisure facilities and restaurants. Excellent transport links can be found via Harold Wood Stations Elizabeth Line, which provides access to London Liverpool St in approximately 37 minutes, whilst the A12 and A127 offer superb road connectivity. Harold Wood Park, Bedfords Park and Weald Country Park all offer ample space for outdoor recreation and relaxation. A number of well regarded schools are found within the area, such as Harold Wood and Harold Court Primary schools, Redden Court School and additional well regarded schools located in Brentwood, Hornchurch and Upminster. Additionally, the area offers great local amenities, such as shops, cafes and leisure facilities.

Contact Durden & Hunt for a viewing!

Council Band D Havering

Leasehold, Years Remaining: 116  
Annual Service Charge: £2,080.70  
Annual Ground Rent: £350  
Annual Estate Charge: £190  
Buyers are advised to obtain their own verification.

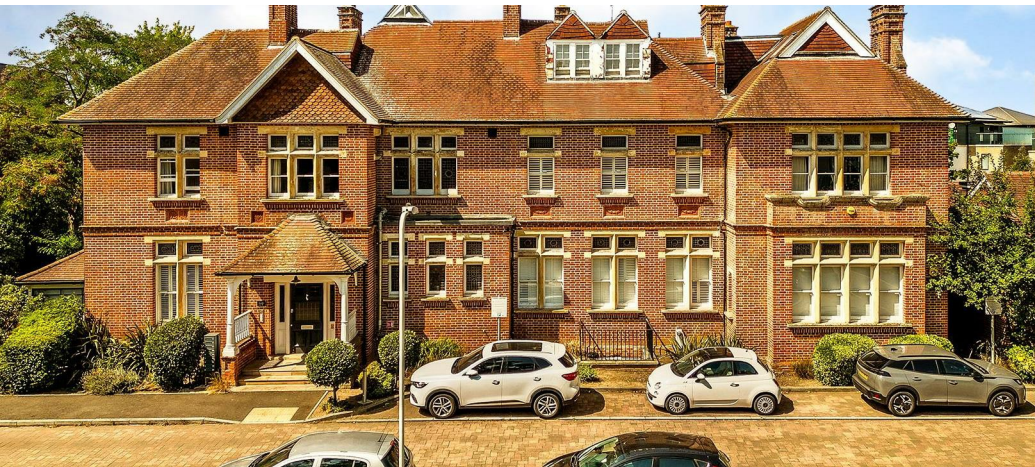
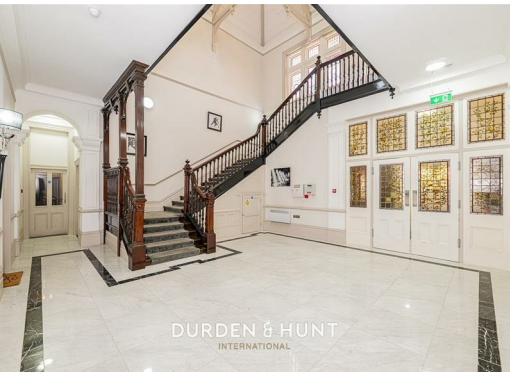
Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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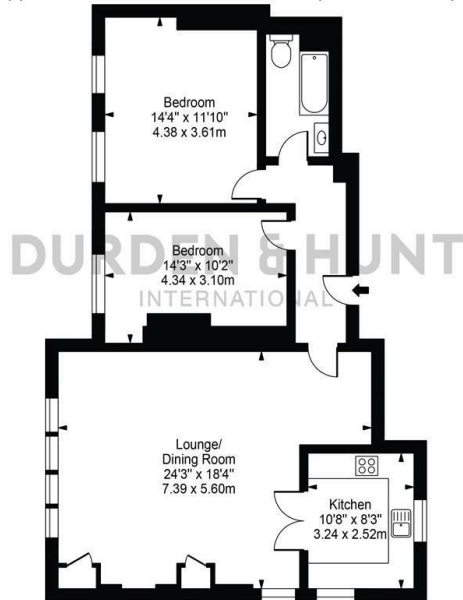








# The Grange, Wildcary Lane Approx. Gross Internal Area 932 Sq Ft - 86.58 Sq M



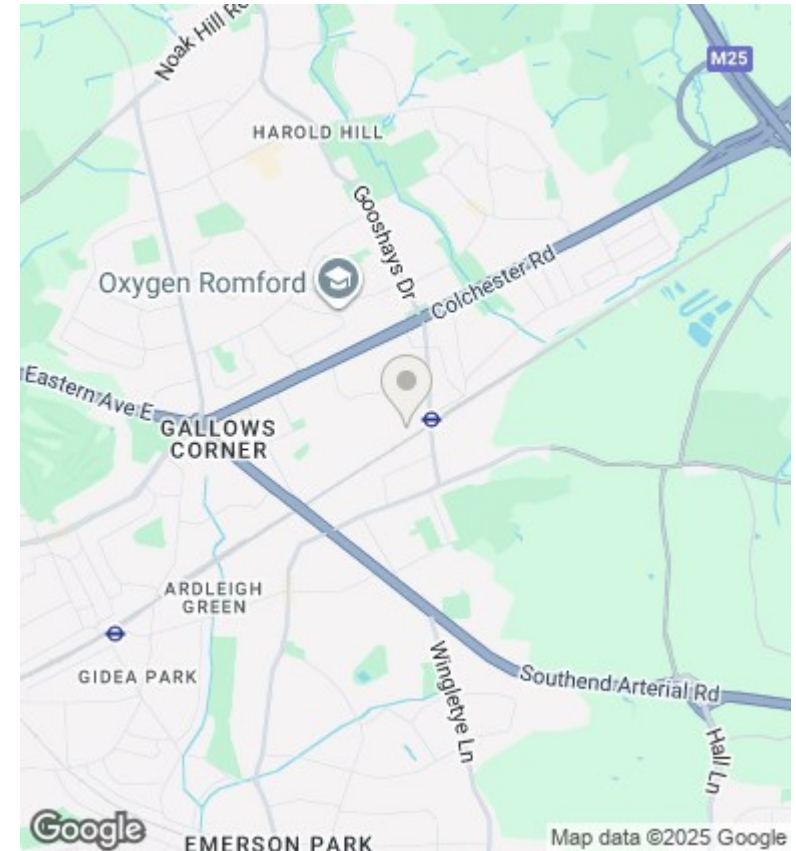
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## Viewings

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		
(81-91) B		
(69-80) C	76	76
(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	