

DURDEN & HUNT

INTERNATIONAL



DURDEN & HUNT

Salisbury Road, Gidea Park RM2

Offers In Excess Of £450,000

- Excellent Transport Links
- Modern Kitchen
- Contemporary Family Bathroom
- Off Road Parking
- Open Plan Living & Dining Room
- Semi Detached Property
- Garden With Versatile Outbuilding
- Two Double Bedrooms



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Excellent Transport Links - Off Road Parking - Garden With Versatile Outbuilding - Modern Kitchen - Open Plan Living & Dining Room - Two Double Bedrooms - Contemporary Family Bathroom - Semi Detached Property



Council Tax Band: C



Positioned in a convenient and well connected setting, this charming semi detached property provides versatile living spaces ideal for modern family life.

Internally, the property benefits from an open plan living and dining area, perfect for relaxing, entertaining, or enjoying family meals, complete with a striking feature fireplace. The modern galley style kitchen provides convenient access to the garden, making indoor outdoor living effortless.

Upstairs, two well proportioned bedrooms are served by a family bathroom featuring both a bath and a shower.

The rear garden is a true highlight, offering a lush lawn ideal for children to play, gardeners to enjoy, and a patio area perfect for al fresco dining. Enhancing the home's versatility is a useful outbuilding, currently used as an office and snug, providing additional space to suit modern living. To the front, off road parking offers convenience for residents.

Ideally situated for Gidea Park's Elizabeth Line, as well as the A12 and M25, this location provides excellent transport links. Residents can enjoy the open spaces of Haynes and Hylands Parks, perfect for outdoor recreation, while a wide range of local amenities, including shops, restaurants, and leisure facilities, cater to everyday needs.

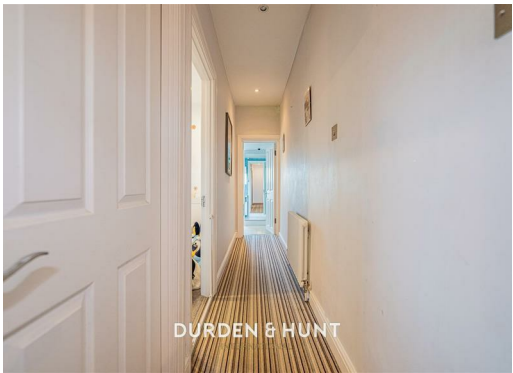
Contact Durden & Hunt for a viewing!

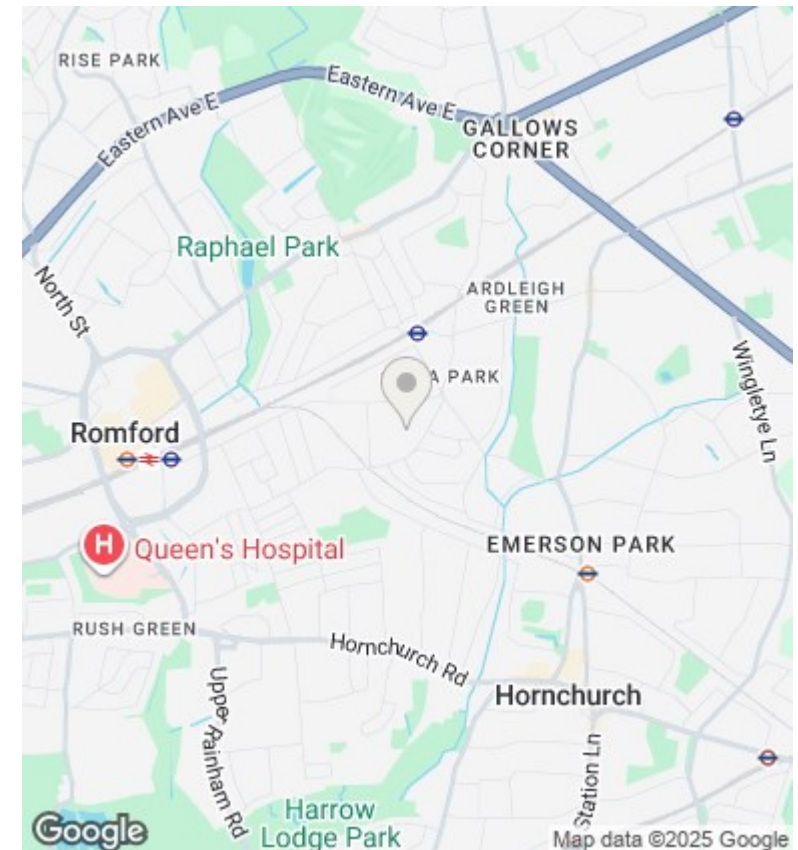
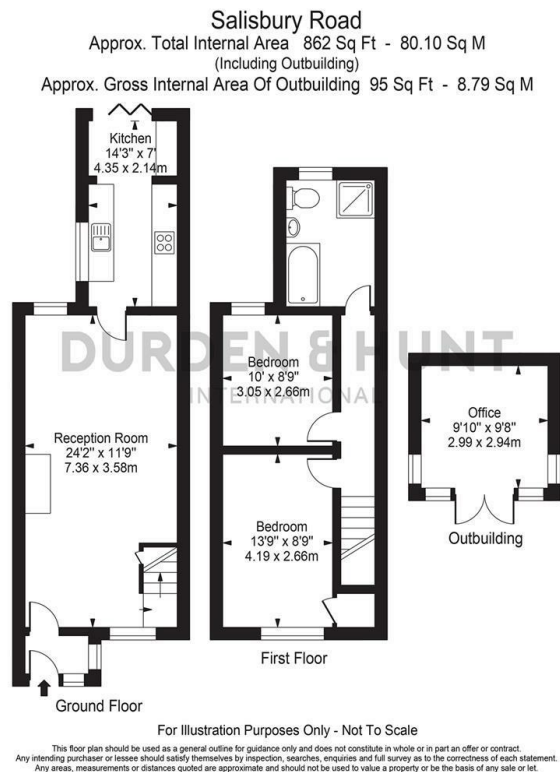
Council Band C Havering

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. Many of the features are owner advised and prospective buyers are advised to obtain verification before purchasing. 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC