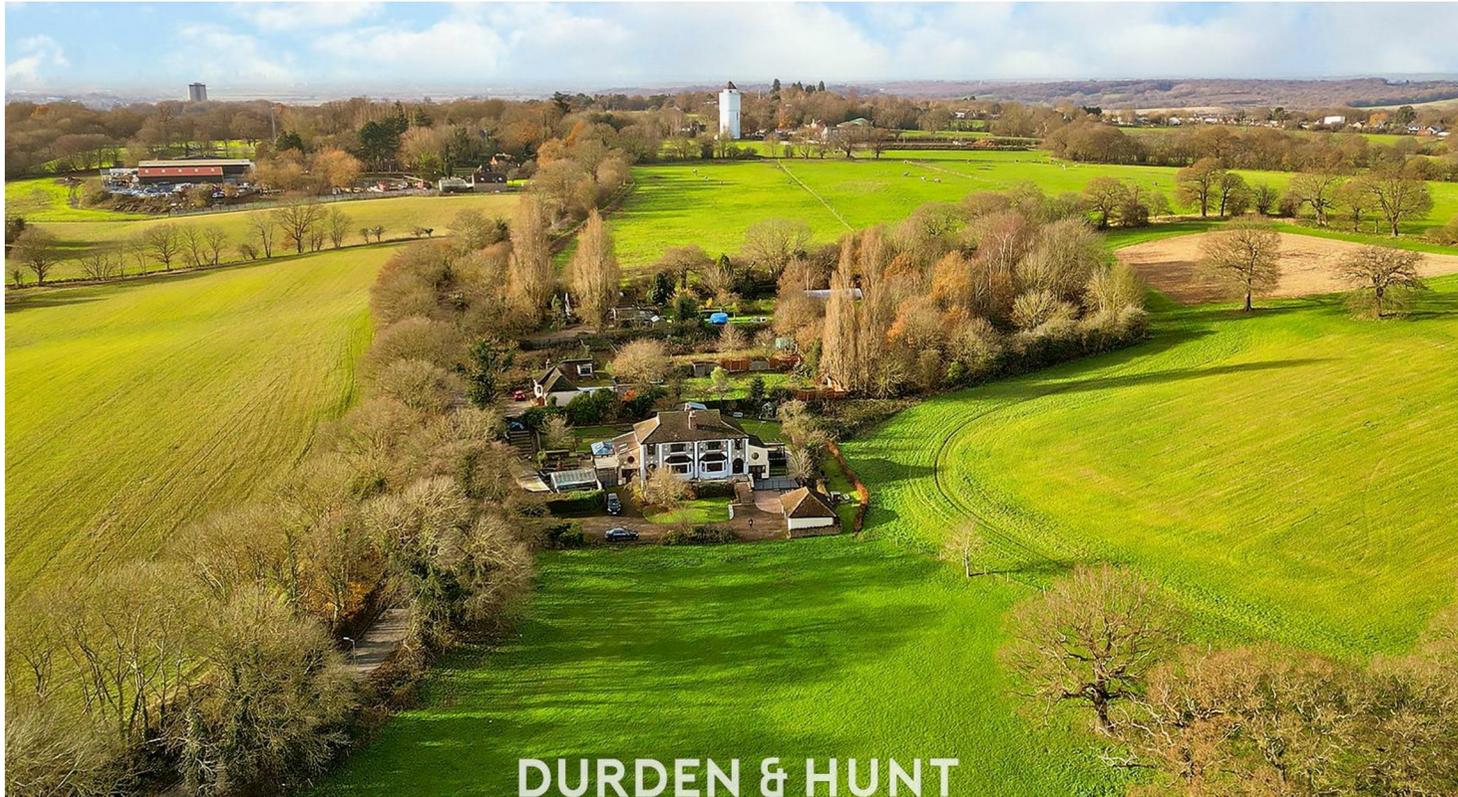


DURDEN & HUNT

INTERNATIONAL



Broxhill Road, Havering-Atte-Bower RM4

Price Guide £875,000

- Chain Free
- Picturesque Location
- Rolling Countryside Views
- Charming Character Features
- Off Road Parking And Double Garage
- Potential to Extend and Create Annex STPP
- Kitchen With Separate Utility
- Two Bathrooms, One Being En Suite
- Separate Living And Dining Rooms
- Downstairs WC

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Broxhill Road, Havering-Atte-Bower RM4

Guide Price £875,000 - £900,000 - Chain Free - Picturesque Location - Rolling Countryside Views - Charming Character Features - Off Road Parking - Large Garden - Double Garage - Kitchen With Separate Utility - Four Bedrooms - Two Bathrooms, One Being En Suite - Separate Living And Dining Rooms - Downstairs WC



Council Tax Band: F



Guide Price £875,000 - £900,000

This charming four bedroom home with potential to extend and create an annex subject to planning permissions, is offered with no onward chain and boasts beautiful panoramic views of the local countryside.

The large modern kitchen offers plentiful cupboard and worktop space for cooking family feasts whilst the separate utility room, which provides access to the exterior, brings added convenience. A downstairs WC further optimises this area.

Separate living and dining rooms create a versatile space to relax and entertain after a long day, with the dining room opening directly onto the garden.

Across the first floor the primary bedroom benefits from an en suite shower room and is further complemented by three good sized bedrooms and a contemporary family bathroom.

Externally the property offers ample parking and a split level double garage that offers a versatile space that benefits from mains electric and water, giving the garage the perfect opportunity to be converted to an annex subject to planning permissions.

A spacious garden with large decking, patio and lawn areas creates an ideal place to sit and enjoy the fresh air or entertain guests on warmer days. A shed and pergola currently feature within this impressive space. The garden offers ample opportunity to create a substantial garden room.

Havering-atte-Bower is a picturesque village offering an ideal location for those looking to be connected yet have the ability to enjoy the countryside,

with its ample open green spaces for those who enjoy the great outdoors. The surrounding areas enjoy an abundance of shops, schools, amenities and transport links including the A12, M25, Harold Wood's Elizabeth Line and Romford's Overground and Elizabeth Line a drive away.

Contact Durden & Hunt for a viewing!

Council Tax F Havering

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

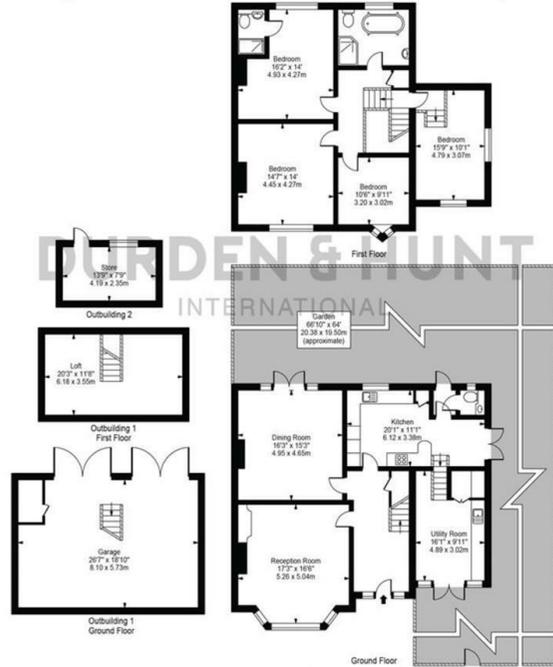
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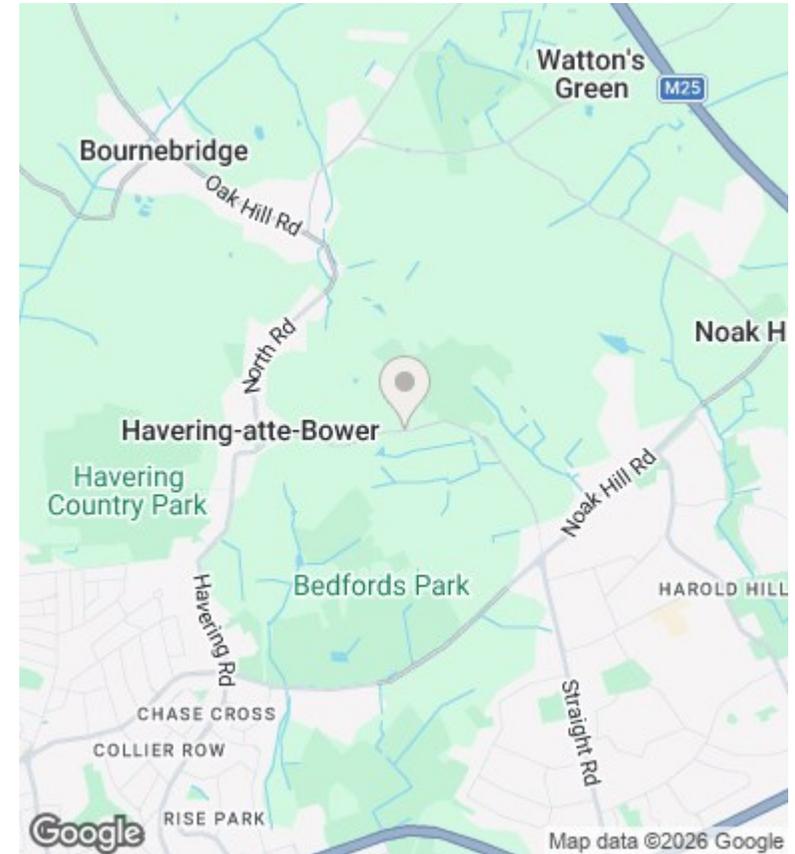


Broxhill Road
 Approx. Total Internal Area 2912 Sq Ft - 270.58 Sq M
 (Including Outbuildings & Excluding Void)
 Approx. Gross Internal Area Of Outbuilding 1 736 Sq Ft - 68.35 Sq M
 Approx. Gross Internal Area Of Outbuilding 2 106 Sq Ft - 9.85 Sq M



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

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	