

DURDEN & HUNT

INTERNATIONAL



Edward Close, Gidea Park RM2

£1,200,000

- Gated Semi Detached Home
- Good Sized Garden With Versatile Outbuildings
- Open Plan Living
- Excellent Transport Links
- Beautifully Presented Throughout
- Off Road Parking & Garage
- Downstairs WC & Utility Room
- Multiple Reception Rooms
- Five Bedrooms, Two With En Suites
- Stylish Family Bathroom With Double Vanity

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Gated Semi Detached Home - Beautifully Presented Throughout - Multiple Reception Rooms - Good Sized Garden With Versatile Outbuildings - Off Road Parking & Garage - Five Bedrooms, Two With En Suites - Open Plan Living - Downstairs WC & Utility Room - Stylish Family Bathroom With Double Vanity - Excellent Transport Links



Council Tax Band: G



An impressive gated semi detached residence set in the heart of Gidea Park, offering over 3,100 sq ft of beautifully designed living space arranged across three expansive floors.

The ground floor showcases a generous through lounge alongside a striking open plan kitchen and dining area, thoughtfully designed for modern family living and entertaining. The kitchen is both stylish and functional, featuring integrated appliances, a sleek central island, and bi folding doors that open seamlessly onto the garden. An adjoining utility room, formal dining room, conservatory, and guest WC complete this level.

The first floor comprises four well proportioned bedrooms, including an impressive bedroom with walk in wardrobe and en suite shower room. The remaining bedrooms are served by a contemporary family bathroom, fitted with a bath, separate shower, and double vanity unit.

Occupying the entire second floor, the luxurious primary suite offers a private retreat, featuring a walk in wardrobe, en suite shower room, extensive eaves storage, and a statement freestanding bath positioned within the bedroom itself.

Externally, the property boasts a substantial landscaped garden with patio and lawn areas, complemented by multiple outbuildings. Further benefits include a garage and gated off road parking, enhancing both privacy and security.

This location offers good connectivity, with rail links at Gidea Park, Harold Wood, and Emerson Park stations, and access to the A12 and M25 for road connectivity. The neighbourhood is complemented by lush open green spaces such as Hornchurch Country Park and smaller local parks, providing opportunities for outdoor recreation and relaxation. A range of

local amenities, including shops, supermarkets, and leisure facilities, are available throughout the surrounding area, supporting a balanced suburban lifestyle.

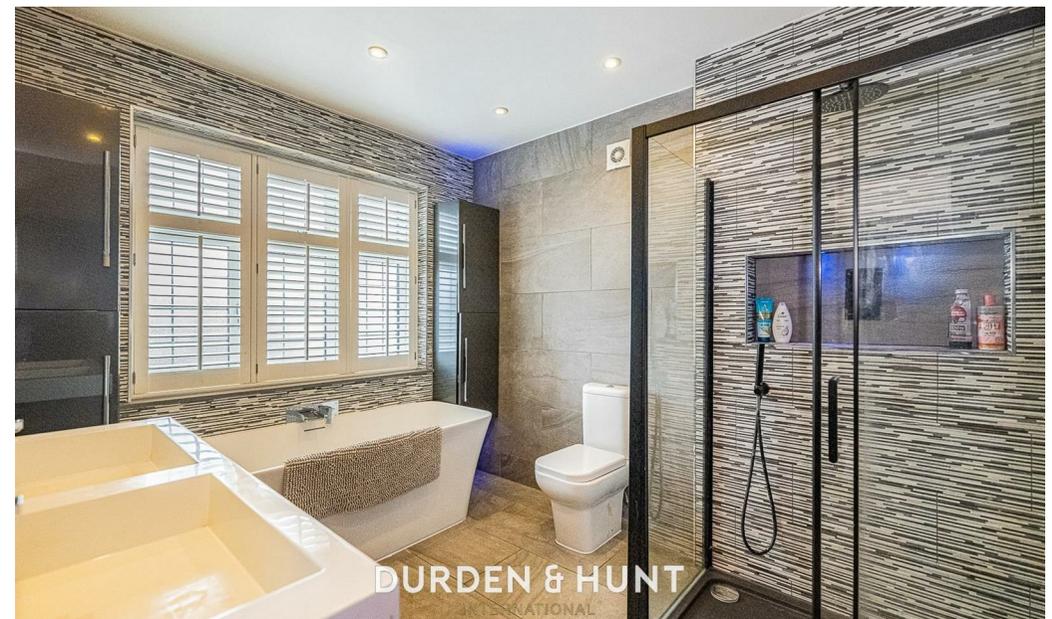
Contact Durden & Hunt for a viewing!

Council Band G Havering

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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.





Edward Close
 Approx. Total Internal Area 3123 Sq Ft - 290.11 Sq M
 (Including Outbuildings, Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 2762 Sq Ft - 256.61 Sq M
 (Excluding Outbuildings, Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area Of Outbuilding 1 64 Sq Ft - 5.90 Sq M
 Approx. Gross Internal Area Of Outbuilding 2 157 Sq Ft - 14.59 Sq M
 Approx. Gross Internal Area Of Outbuilding 3 64 Sq Ft - 5.90 Sq M



For Illustration Purposes Only - Not To Scale

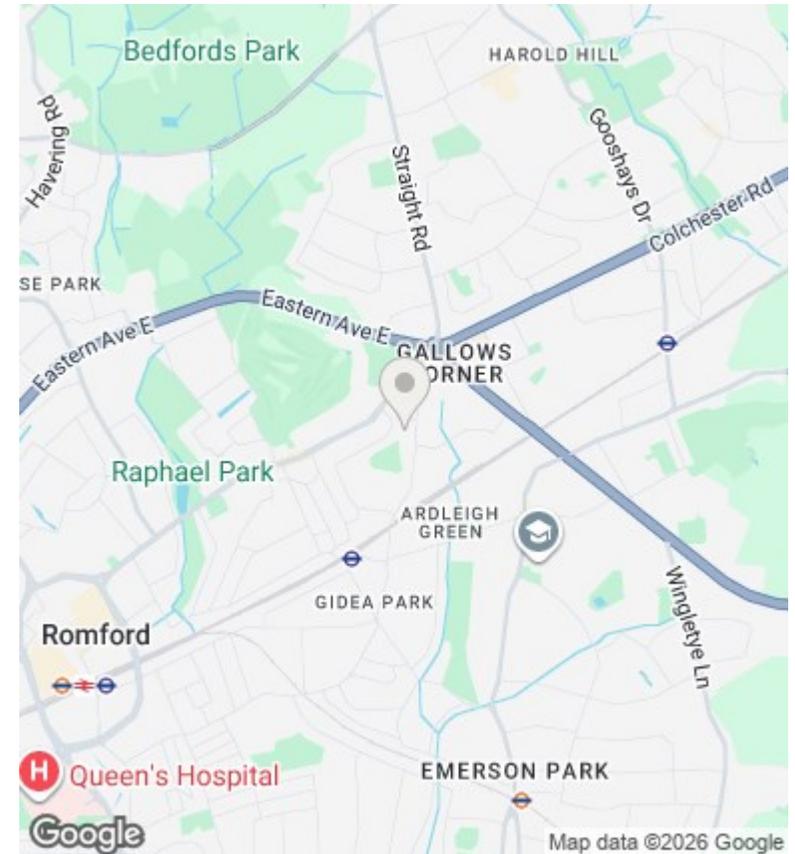
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

G



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	