

DURDEN & HUNT

INTERNATIONAL



Mayfair Avenue, Chadwell Heath RM6

Guide Price £580,000

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- Open Plan Kitchen & Dining Room
- Three Ground Floor Bedrooms
- Ideally Located For St Chads Park
- Great Transport Links
- Versatile Layout
- One First Floor Bedroom
- Good Sized Garden
- Living Room & Conservatory Space
- Two Contemporary Family Bathrooms & Separate WC

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Council Tax Band: D



This charming semi detached bungalow provides generous and flexible living space, just moments from the open green spaces of St Chads Park.

On the ground floor, the property features a welcoming reception room, an open plan living area and kitchen, and a conservatory with direct access to the garden via sliding doors. There are three well proportioned bedrooms, a modern family shower room, and a separate WC, providing comfortable and practical living space for families.

The first floor comprises an additional bedroom, a family bathroom, and useful eaves storage, offering flexibility for guests, a home office, or extended family.

Outside, the property enjoys a beautifully presented, low maintenance garden featuring a patio area and artificial lawn, providing the perfect setting for relaxation, entertaining, or al fresco dining throughout the year.

Located in the vibrant and well connected area of Chadwell Heath, this property benefits from excellent transport links, including Chadwell Heath Station's Elizabeth Line and easy access to the A12, M11, and M25. The area also offers a wide range of local amenities, including cafés, restaurants, shops, and leisure and entertainment facilities.

Contact Durden & Hunt for a viewing!

Council Band D Barking & Dagenham

Please note: A floor plan is currently being prepared and will be uploaded once available.

Consumer Protection from Unfair Trading Regulations 2008.

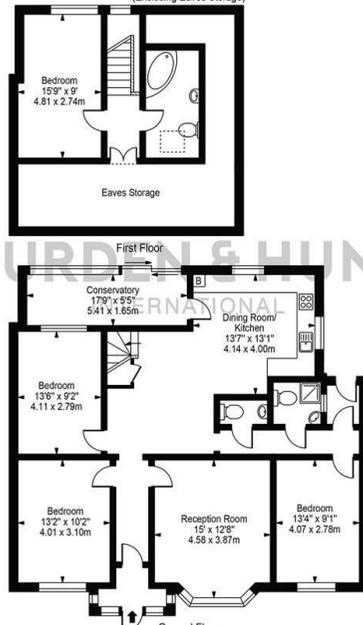
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.



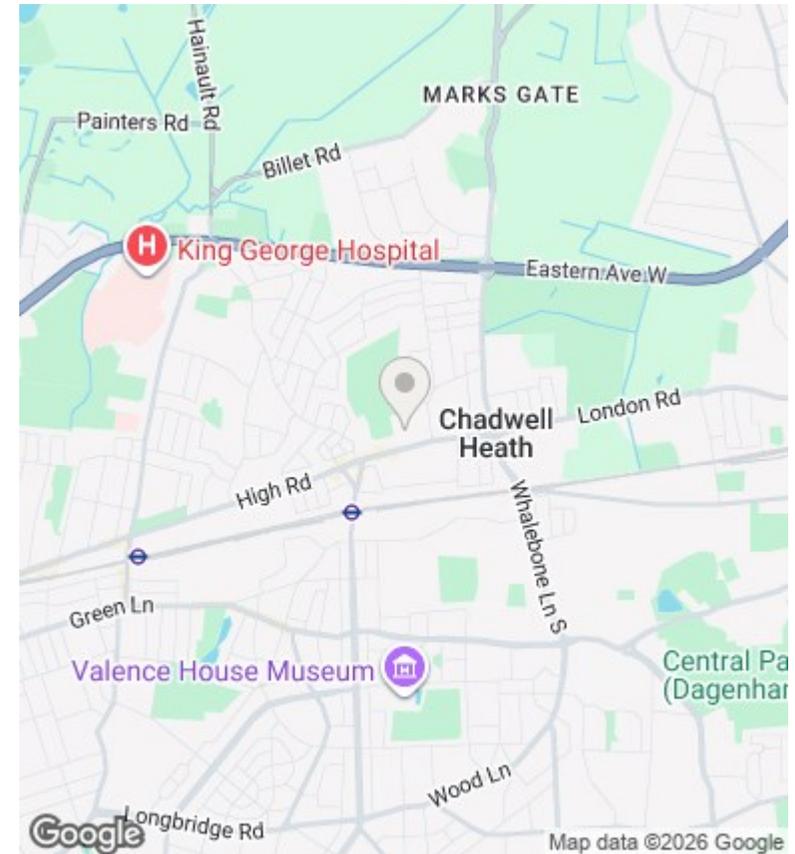


Mayfair Avenue
 Approx. Total Internal Area 1777 Sq Ft - 165.11 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 1527 Sq Ft - 141.84 Sq M
 (Excluding Eaves Storage)



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

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	