

# 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](mailto:hornchurch@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk>



# The Grange, Harold Wood RM3

Guide Price £425,000 - £450,000 - Sought After Development - Allocated Off Street Parking - Excellent Transport Links 0.1 Miles to Harold Wood Station (Elizabeth Line) - Over 900 SQ FT Of Living Space - Ceiling Height Of Over 10FT - Period Features Throughout - Integrated Kitchen Appliances - Two Double Bedrooms - Contemporary Family Bathroom - Located In Grade II Listed Building



Council Tax Band: D



Guide Price £425,000 - £450,000

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.

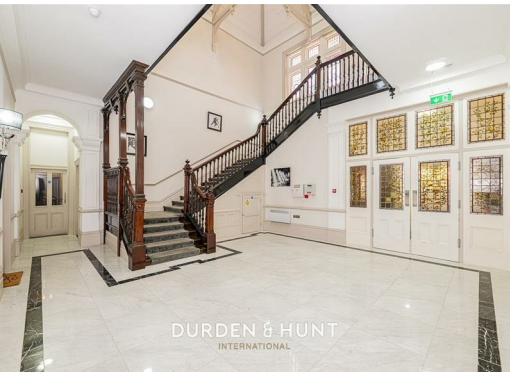
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

Any areas, measurements or distances quotes area approximate and should not be used to value a property or be the basis of any sale or let. 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.

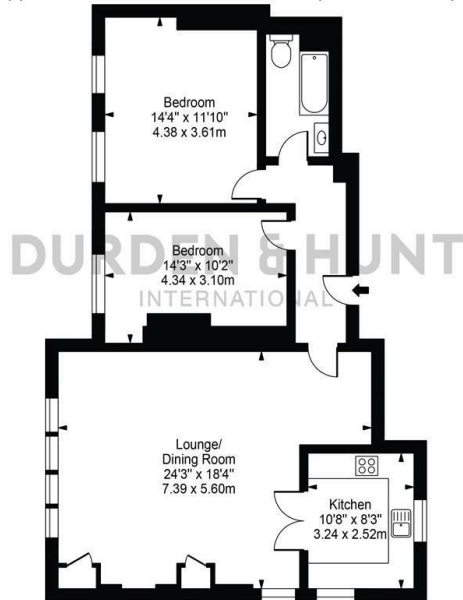








# The Grange, Wildcary Lane Approx. Gross Internal Area 932 Sq Ft - 86.58 Sq M



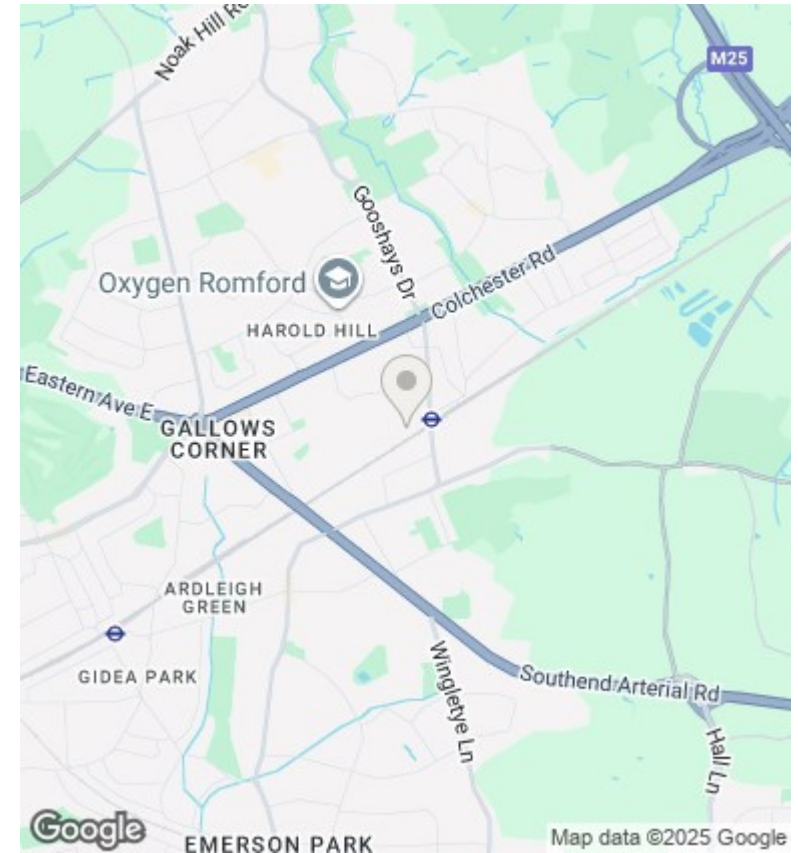
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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