

# DURDEN & HUNT

INTERNATIONAL



## Rosslyn Avenue, Harold Wood RM3

£750,000

- Chain Free
- Excellent Transport Links
- Sleek Kitchen
- Family Bathroom

- Off Road Parking And Garage
- Large Garden
- Two Reception Rooms

- Opportunity For Downstairs Living
- Ground Floor Bathroom
- Utility

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

# Rosslyn Avenue, Harold Wood RM3

Chain Free - Off Road Parking And Garage - Opportunity For Downstairs Living - Excellent Transport Links - Large Garden - Ground Floor Bathroom - Sleek Kitchen - Two Reception Rooms - Utility - Family Bathroom



Council Tax Band: F



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Situated within a desirable location, with great transport links, this chain free, beautifully presented, five bedroom residence offers a flexible layout and the opportunity for downstairs living.

For those who like cooking the sleek, modern kitchen offers ample worktop and cabinet space whilst the connected utility provides a place for everyday chores, ideal for busy households. This dedicated utility space offers practical, direct access to both the garden and the garage.

Two reception rooms, one opening onto the garden and both with feature fireplaces, have previously been utilised as a living room and separate dining room and could be perfect for relaxing or sharing a meal together after a long day. The addition of a modern downstairs bathroom, with walk in shower, creates the opportunity for downstairs living if required.

Further adding to the versatile layout, upstairs five comfortable bedrooms can be found, one with fitted wardrobes and another with a dedicated WC. The first floor is optimised by a spacious family bathroom.

There may be opportunity to develop the property with some neighbouring properties completing loft extensions for example (subject to planning).

Externally to the front of the charming property off road parking for multiple cars and a garage can be found. To the rear a large garden benefits from both lawn and patio areas ideal for al fresco dining and summer socialising.

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 into London, whilst the A12 and A127 offer superb road connectivity. Harold Wood Park offers

ample space for outdoor recreation and relaxation and a number of well regarded schools are found within the area.

Contact Durden & Hunt for a viewing!

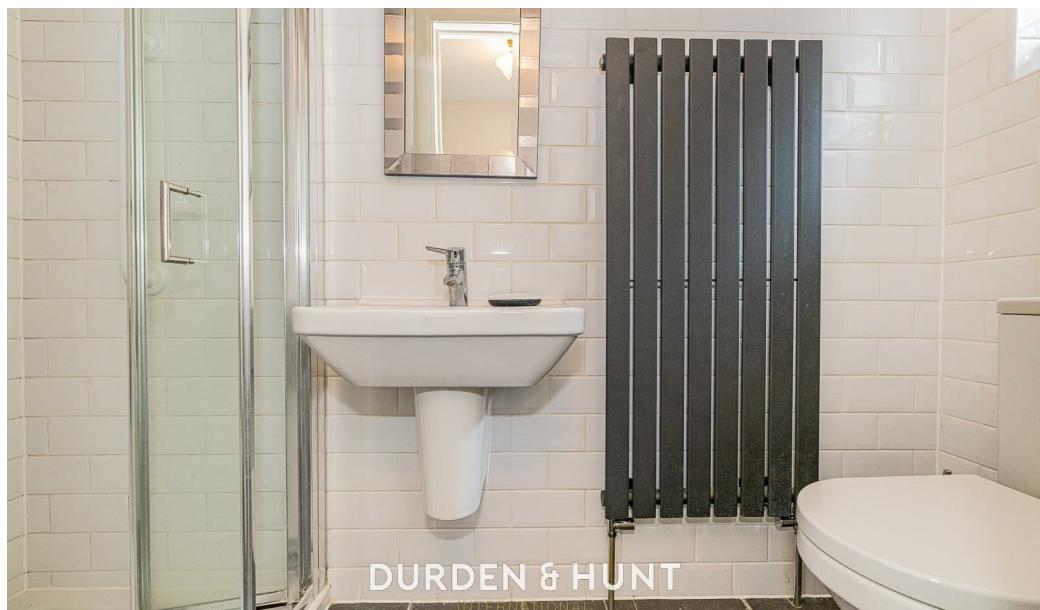
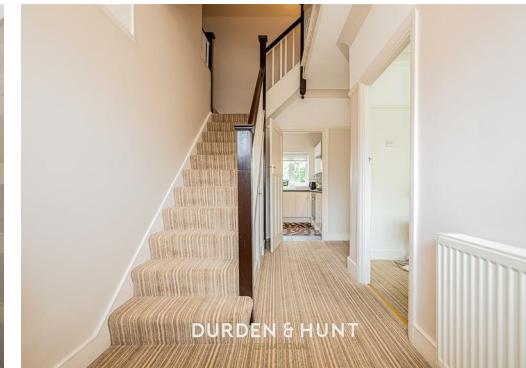
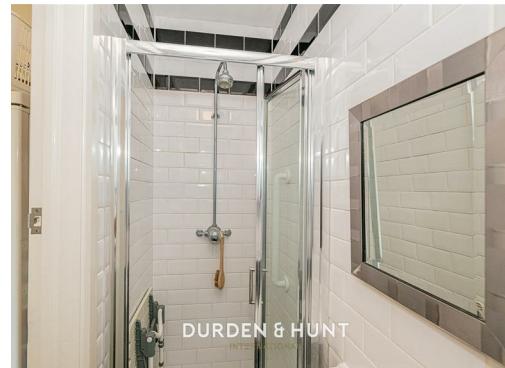
Council Tax Havering F

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

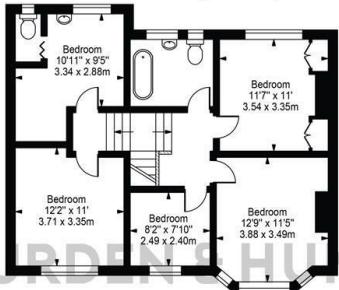
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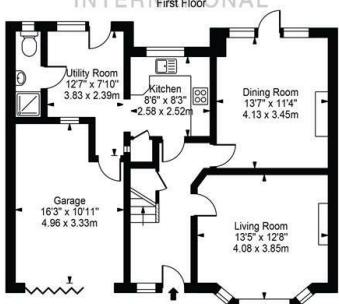




Rosslyn Avenue  
 Approx. Total Internal Area 1603 Sq Ft - 148.92 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 169 Sq Ft - 15.68 Sq M

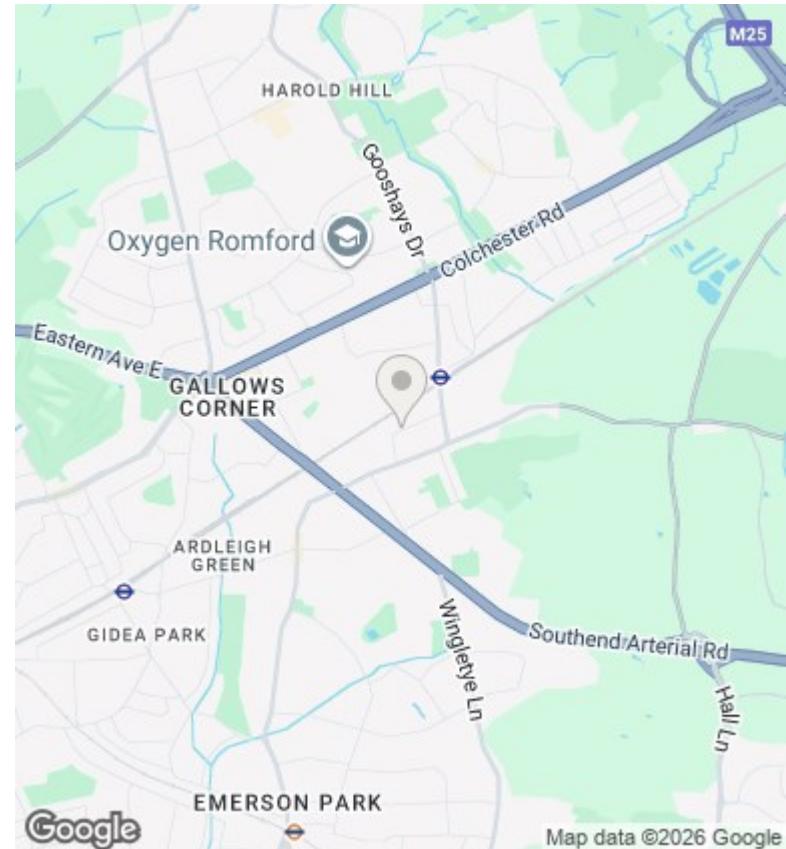


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For Illustration Purposes Only - Not To Scale

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.



Map data ©2026 Google

## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		