

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

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 5  2  2  D

Council Tax Band: F



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!

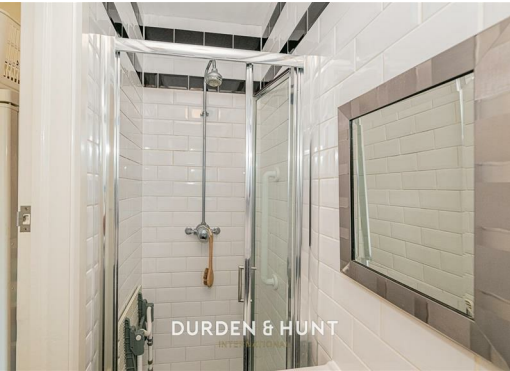
Council Tax Havering F

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

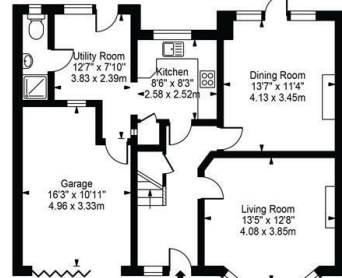
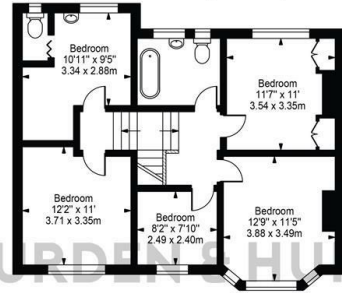
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts 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.





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



For Illustration Purposes Only - Not To Scale

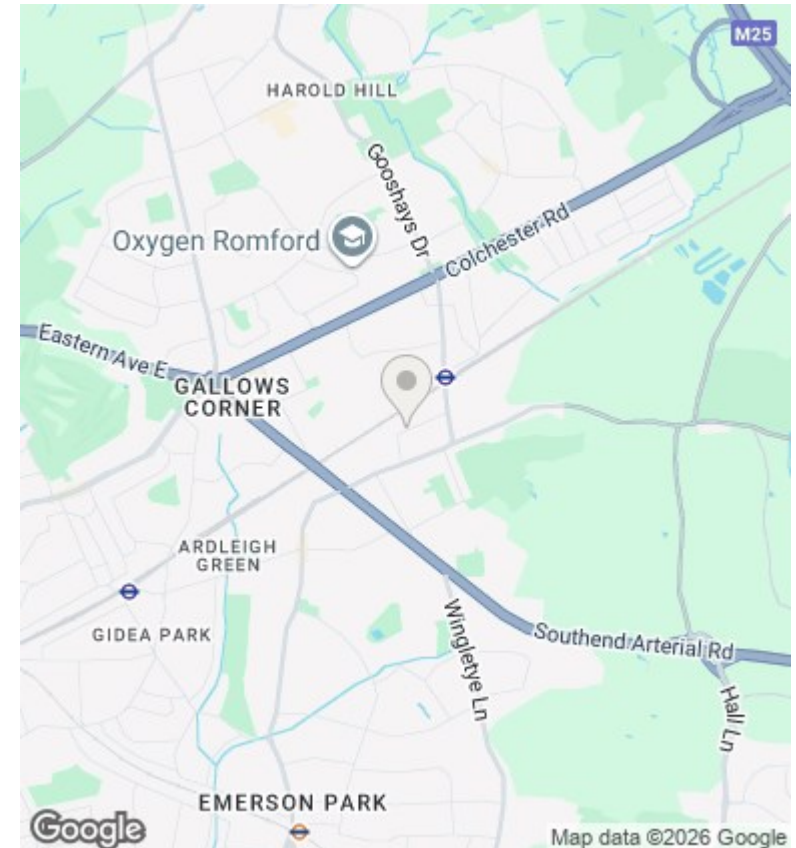
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, 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
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		78
(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		