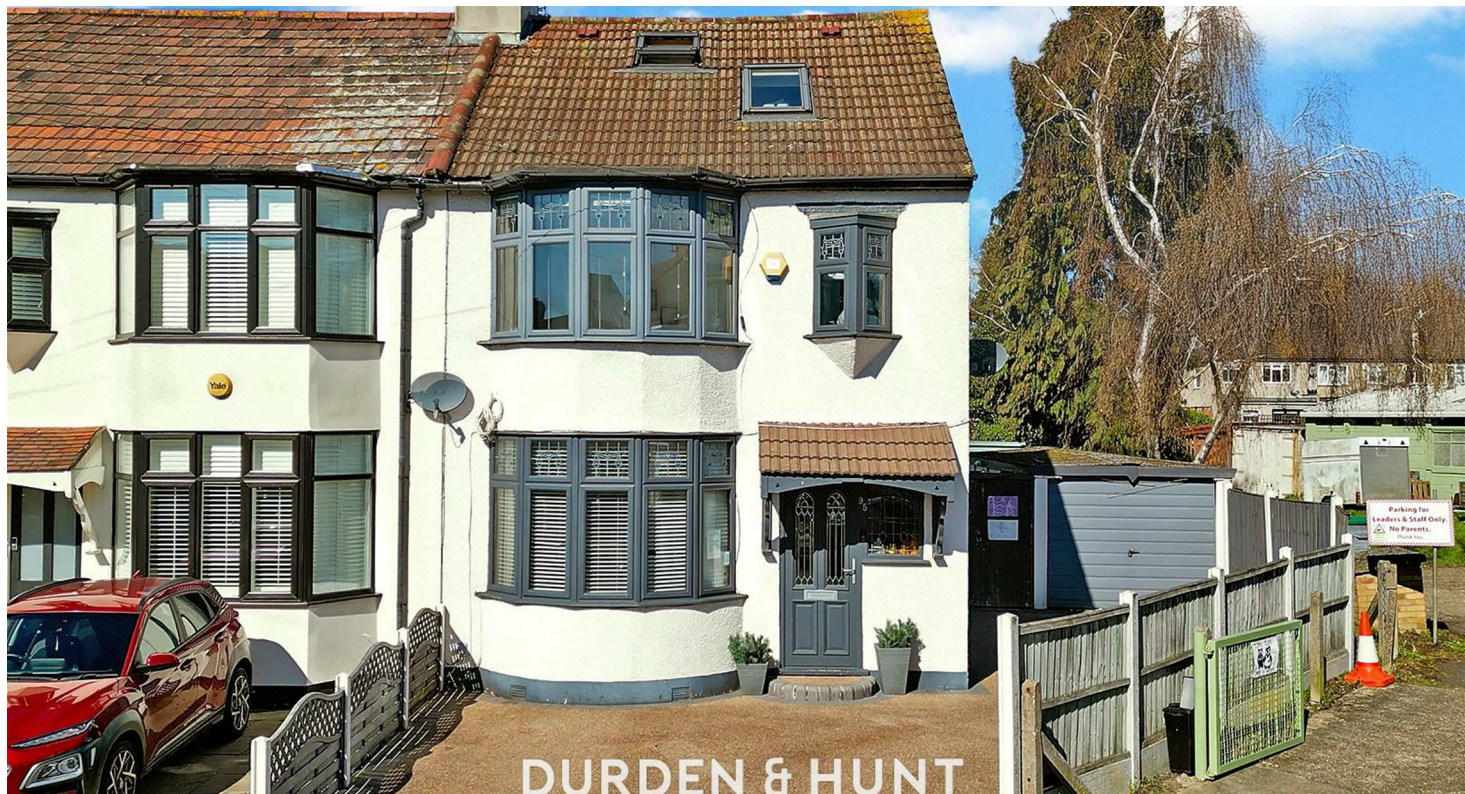


# DURDEN & HUNT

INTERNATIONAL



## Harwood Avenue, Hornchurch RM11

Guide Price £575,000

- Guide Price £575,000 - £600,000
- Off Road Parking
- Four Bedrooms
- Great Transport Links
- Opportunity To Develop (STP)
- Summer House
- Stylish Family Bathroom
- Double Garage
- Kitchen With Adjoining Utility Room
- Spacious Lounge And Garden Room

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# Harwood Avenue, Hornchurch RM11

Opportunity To Develop (STP) - Great Transport Links - Off Road Parking - Double Garage - Summer House - Large Garden - Kitchen With Adjoining Utility Room - Four Bedrooms - Stylish Family Bathroom - Spacious Lounge And Garden Room -



Council Tax Band: E



Guide Price £575,000 - £600,000

Located in Hornchurch, this end of terrace home could be perfect for a growing family or those looking for more space.

The property sits on a generous plot size and is in need of some modernisation but offers huge potential for buyers looking for a home they can put their own stamp on

On the ground floor, the spacious living room is a welcoming retreat, featuring a striking bay window along with an attractive feature fireplace that adds character and charm. The kitchen is thoughtfully designed with ample work top space and offers an adjoining utility room for added practicality.

The kitchen also flows into a bright garden room, currently set up as a dining area. With French doors opening onto the garden, it could be the perfect spot for family meals or entertaining guests, bringing the outside in.

On the first floor, you'll find three of the four bedrooms, offering plenty of versatility to suit your lifestyle. Whether you need additional bedrooms, a home office or a dressing room, there's flexibility to make it your own. A well appointed family bathroom serves this floor.

Located on the second floor is the primary bedroom featuring built in wardrobes that helps to maximise storage without compromising on space. There is also the added convenience of a bathroom on this floor, creating a private retreat within the home.

There may be opportunity to develop the property (subject to planning) with previous, now lapsed, permission for a 'Proposed two storey side

extension and single storey rear extension.' Prospective buyers are advised to refer to the Havering planning portal for full details of the application (P1238.04).

Outside, the property boasts a generous garden that could be ideal for gardening enthusiasts, families or those who love to entertain. Directly outside of the garden room, a decking area offers a place for al fresco dining or relaxing in the warmer months whilst beyond the decking you'll find a spacious lawn bordered by mature shrubs and greenery.

Towards the rear of the garden sits the charming summer house offering a versatile space to be used as you require, whether as a creative space or garden retreat. There is also currently an additional outbuilding, currently used for storage purposes.

Side gate access leads to the front of the property where we find off road parking and a double garage, enhancing this attractive homes appeal.

Located in Hornchurch, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and schools. For outdoor enthusiasts, Harold Wood Park offers serene green spaces for recreation and relaxation. Transport links in the area include Harold Wood and Gidea Park station's Elizabeth Line, providing access to Central London, whilst the A127, A12 and M25 offer convenient road connections.

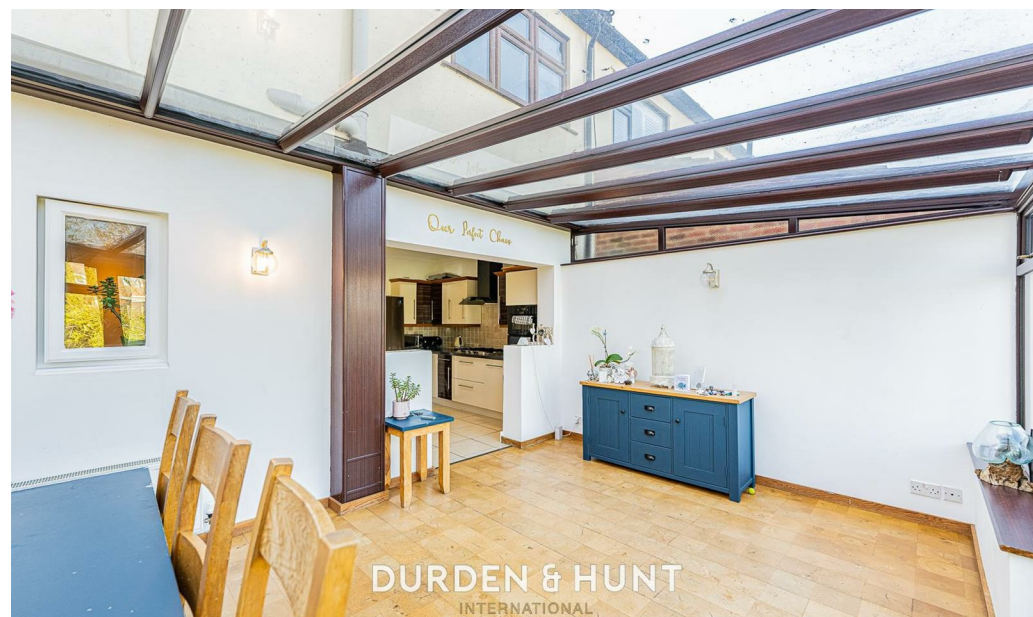
Contact Durden & Hunt for a viewing!

Council Band E Havering

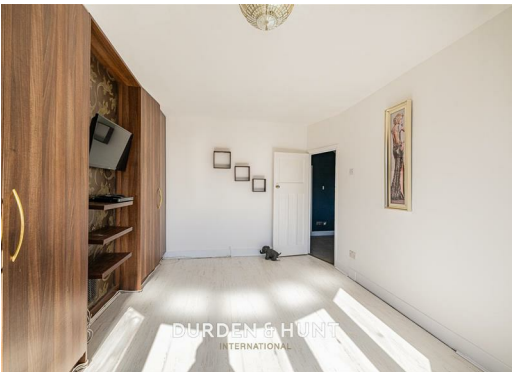
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

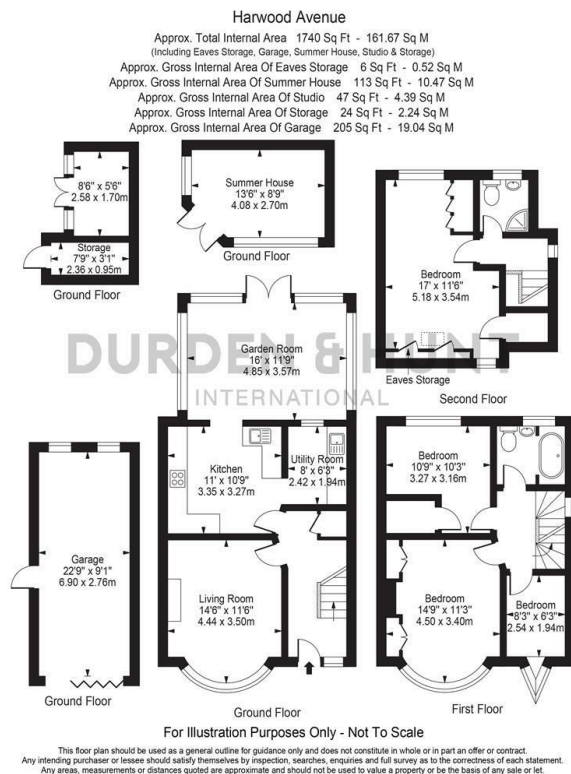


These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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







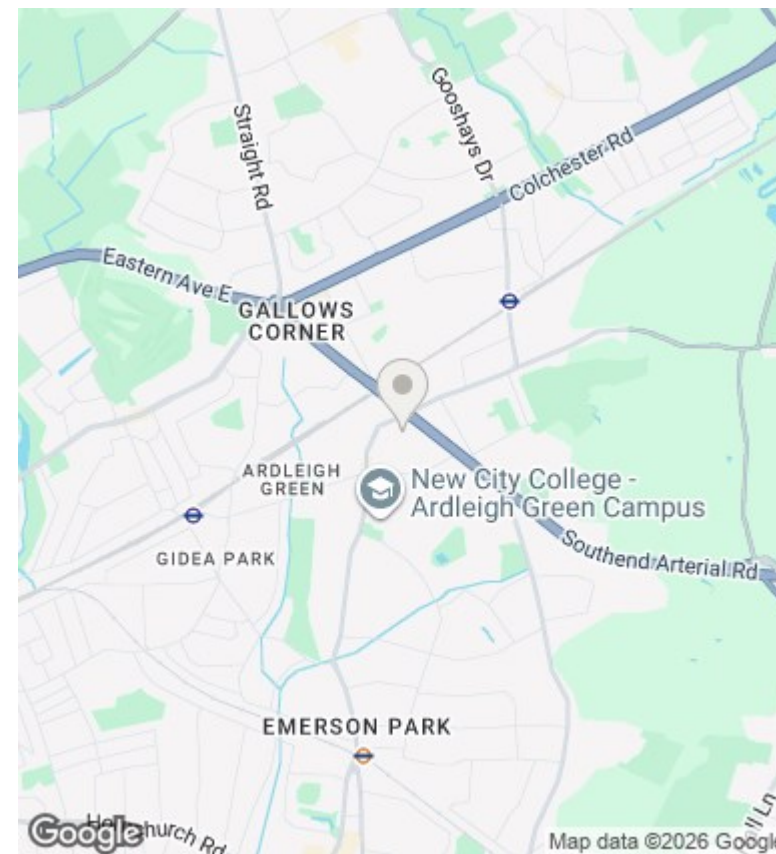


## Viewings

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

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC