

# DURDEN & HUNT

INTERNATIONAL



## Harwood Avenue, Hornchurch RM11

Guide Price £575,000

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- 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

# 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



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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

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

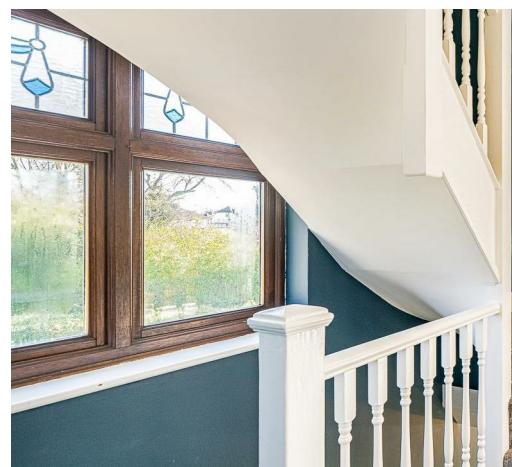
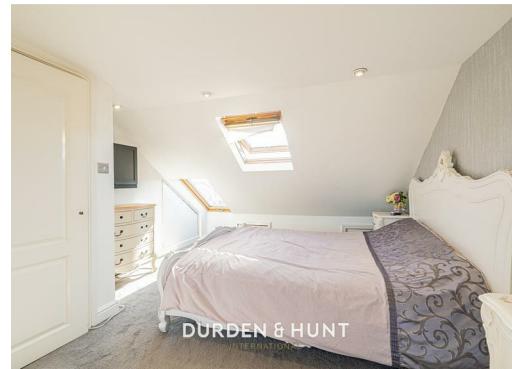
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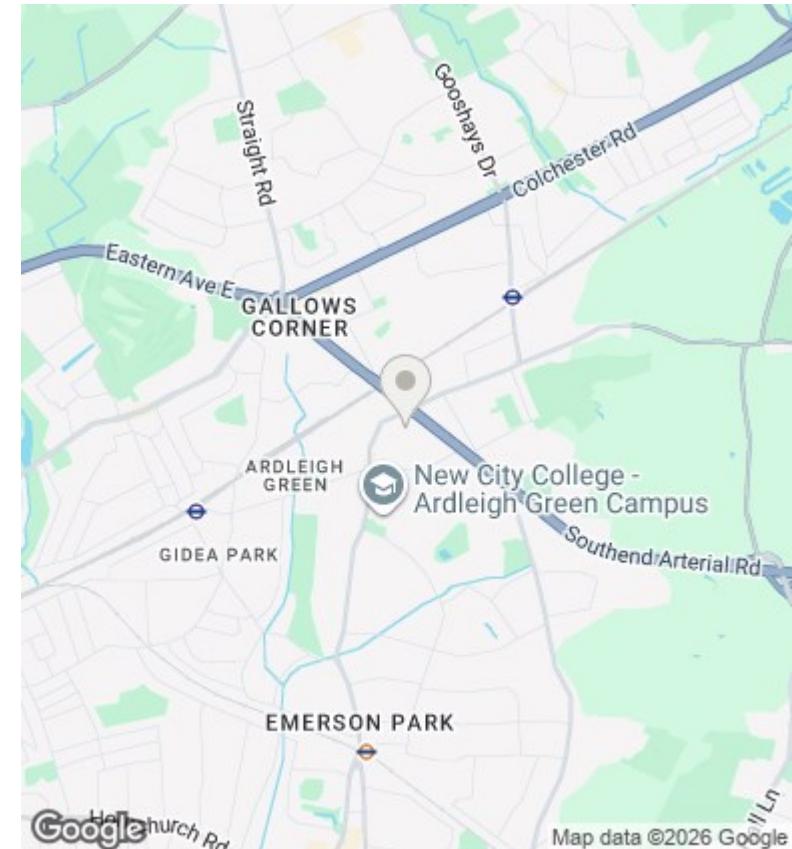


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## Viewings

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)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC