



Gubbins Lane, Harold Wood RM3

Offers In Excess Of £600,000

- Excellent Transport Links
- Garden With Summer House
- Downstairs Shower Room
- Well Maintained Throughout
- Open Plan Kitchen And Dining Room
- Five Bedrooms
- Ample Off Road Parking
- Two Reception Rooms
- Contemporary Family Bathroom

Gubbins Lane, Harold Wood RM3

Excellent Transport Links - Well Maintained Throughout - Ample Off Road Parking - Garden With Summer House - Open Plan Kitchen And Dining Room - Two Reception Rooms - Downstairs Shower Room - Five Bedrooms - Contemporary Family Bathroom



Council Tax Band: E



Set within Harold Wood, this five bedroom semi detached residence could be perfect for growing families.

Located at the front of the home is the living room which offers itself as the ideal place to unwind after a long day. An expansive family room is situated at the rear boasting a modern open plan kitchen and dining area, with stylish bi-fold doors offering a seamless transition from the lounge area to the exquisite landscaped garden. This room provides a great location for enjoying family meal times together and expanding your culinary skills. The convenience of a downstairs shower room adds a touch of practicality to this sophisticated space.

The first floor reveals four bedrooms of which two are presently used as home offices, both with secondary electric underfloor heating, all serviced by a contemporary family bathroom.

Venture further to the second floor, where a spacious primary bedroom awaits, exuding comfort and privacy, complemented by an additional WC for added convenience.

Beyond the interiors lies a generously sized landscaped garden, featuring a spacious patio area ideal for al fresco dining, beyond that we find a lush lawn that extends towards the rear where a charming summer house awaits, providing a serene retreat for relaxation or entertaining guests.

Further boosting the appeal of this charming property is the off road parking that can be found at the front, capable of accommodating up to three cars, ensuring utmost convenience for residents and visitors alike.

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.

Contact Durden & Hunt for a viewing!

Council Band E Havering

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

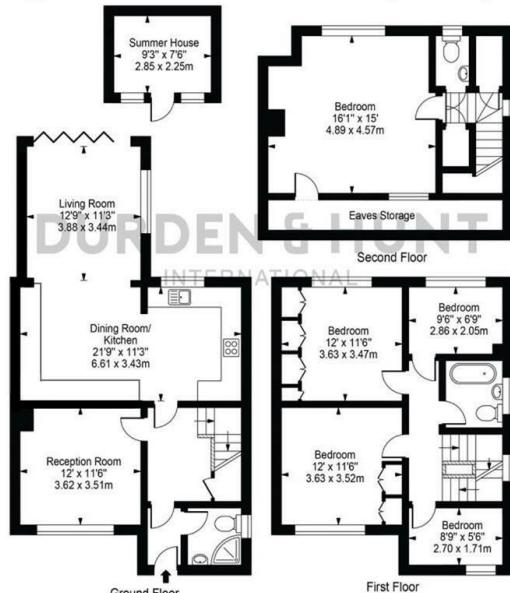
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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

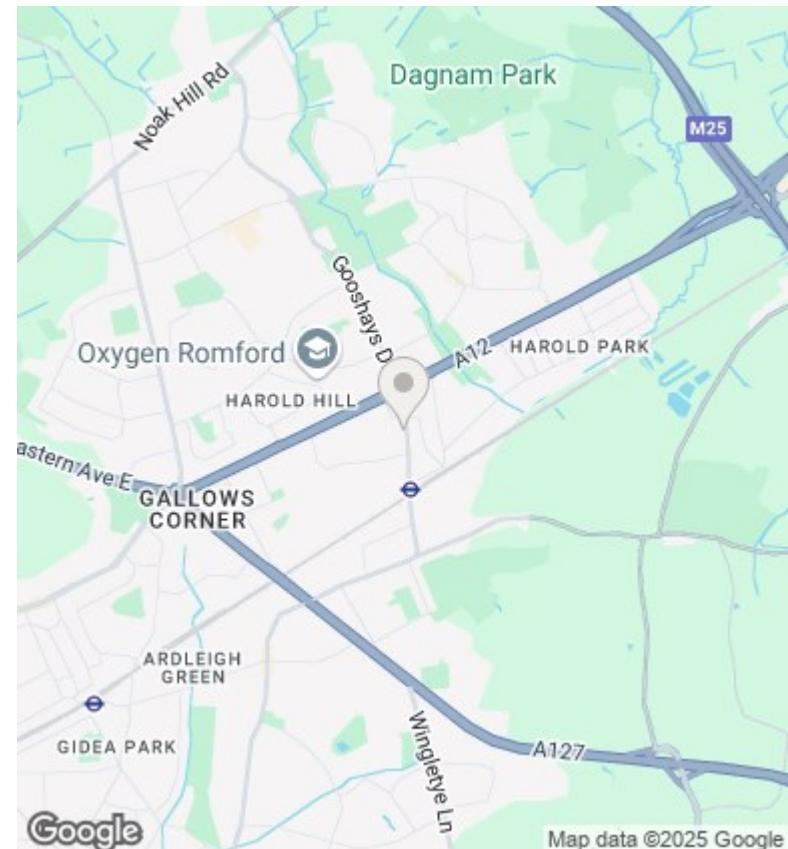




Gubbins Lane
 Approx. Total Internal Area 1731 Sq Ft - 160.83 Sq M
 (Including Eaves Storage, Restricted Height Area & Summer House)
 Approx. Gross Internal Area 1594 Sq Ft - 148.12 Sq M
 (Excluding Eaves Storage, Restricted Height Area & Summer House)
 Approx. Gross Internal Area Of Summer House 69 Sq Ft - 6.41 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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		