

DURDEN & HUNT

INTERNATIONAL



Netherpark Drive, Romford RM2

Offers Over £650,000

- Semi-Detached
- Modern Kitchen
- Garden With Patio Area And Outbuilding
- Excellent Transport Links
- Spacious Living Room
- Downstairs WC And Contemporary Family Bathroom
- Garage And Off Road Parking
- Dining Area
- Three Double Sized Bedrooms
- Off Road Parking

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

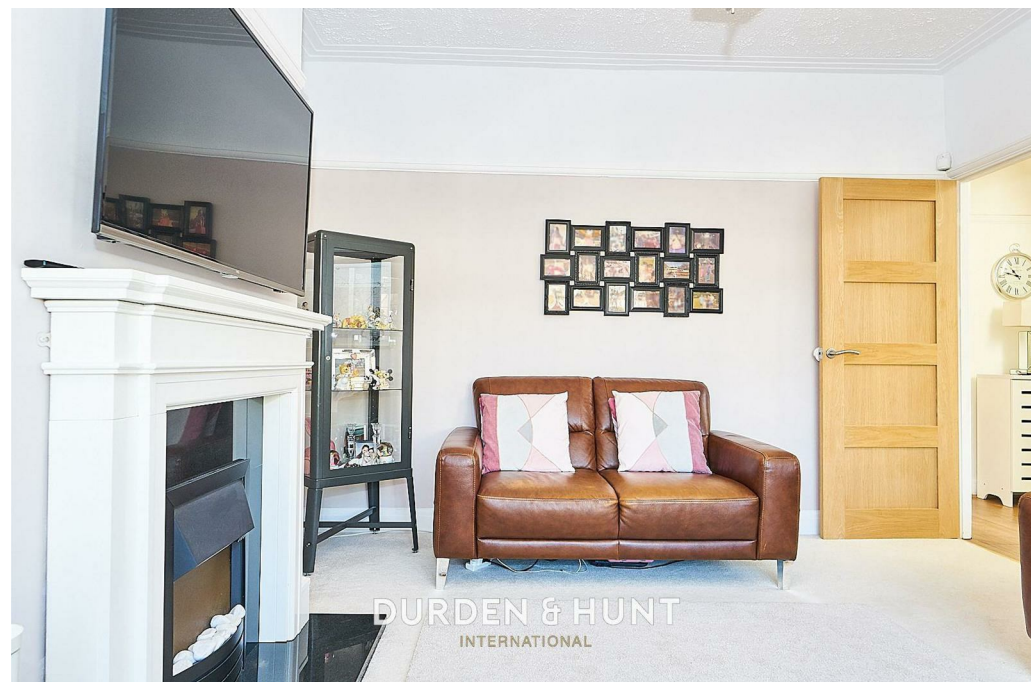
hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Netherpark Drive, Romford RM2

NO ONWARD CHAIN - Semi-Detached - Bordering Sought After Exhibition Estate - Spacious Living Room - Dining Area - Modern Kitchen - Downstairs WC - Three Double Sized Bedrooms - Contemporary Family Bathroom - Garage - Off Road Parking - Garden With Patio Area - Outbuilding - Excellent Transport Links- Planning permission for loft extension.



Council Tax Band: F



Durden and Hunt welcome to the market this exceptional three bedroom semi-detached home in Gidea Park.

Internally this immaculate property benefits from a good sized living room, dining area, modern kitchen and downstairs wc.

The first floor further boasts three double sized bedrooms which are complemented by a contemporary family bathroom.

Externally this property offers off road parking, garage and a garden with patio area and outbuilding.

Ideally located on the periphery of exhibition estate, which backs onto Raphael's Park and is close to local shops, schools and amenities as well as excellent transport links including M25, A12, A127 and Gidea Park train station.

Tenure: Freehold
Council Tax Band : F

Consumer Protection from Unfair Trading Regulations 2008.

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.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

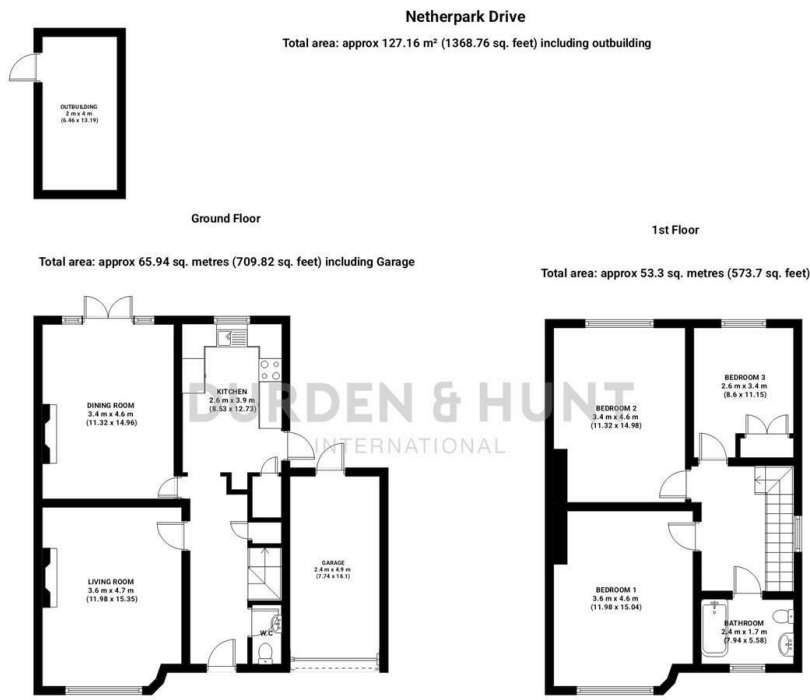
Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

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 and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

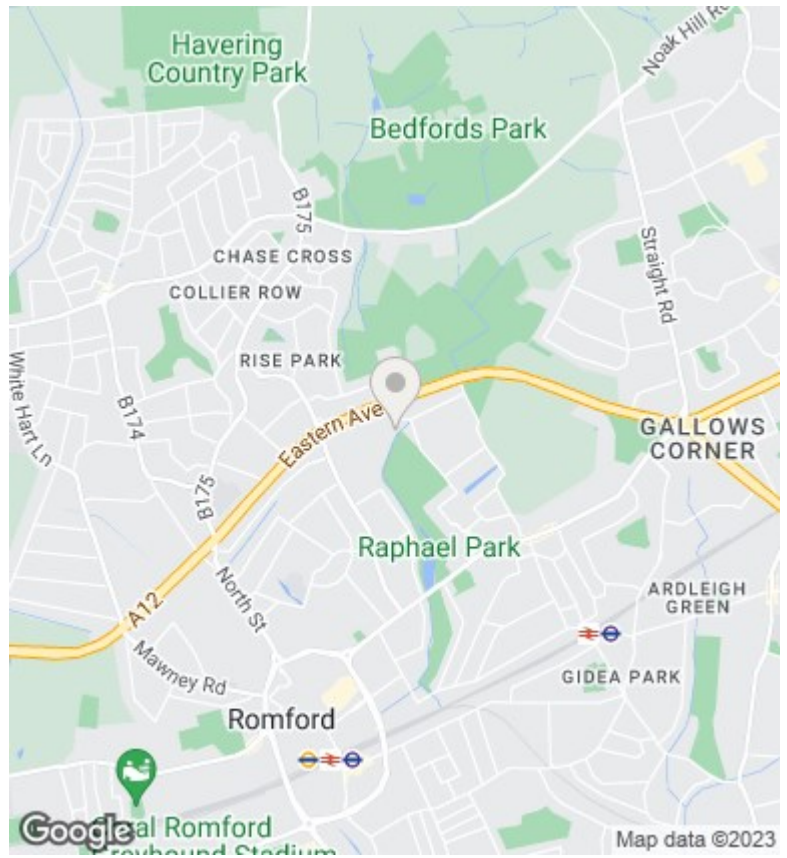
On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC