

# DURDEN & HUNT

INTERNATIONAL



## Archibald Road, Harold Wood RM3

Offers In Excess Of £450,000

- Immaculate Condition
- Contemporary Kitchen
- Garden With Decking And Lawn Area
- Living Room
- Three Bedrooms One With Fitted Wardrobes
- Off Road Parking
- Dining Room
- Family Bathroom
- Excellent Transport Links

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# Archibald Road, Harold Wood RM3

Immaculate Condition – Living Room – Dining Room – Contemporary Kitchen – Three Bedrooms One With Fitted Wardrobes – Family Bathroom – Garden With Decking And Lawn Area – Off Road Parking – Excellent Transport Links



Council Tax Band: D



Durden and Hunt welcome to the market this three bedroom end of terrace home located in Harold Wood.

Internally this immaculate property offers a spacious living room with a linked dining room, which offers access to the garden via patio doors. The ground floor further includes a contemporary fitted kitchen, also with a door leading to the garden.

The first floor features three bedrooms, one with fitted wardrobes, and a good sized family bathroom.

Externally this property benefits from a rear garden with decking and lawn area whilst to the front of the property offers off road parking.

Ideally located the property is nearby to local shops, schools and amenities as well as ample countryside space including Harold Wood Park. It has excellent transport links including the A127, A12, M25 and is in particularly close proximity to Harold Wood station, where the Elizabeth Line offers direct access to Liverpool Street Station.

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

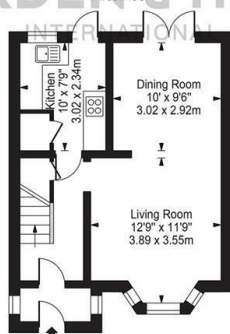
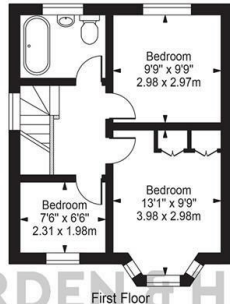
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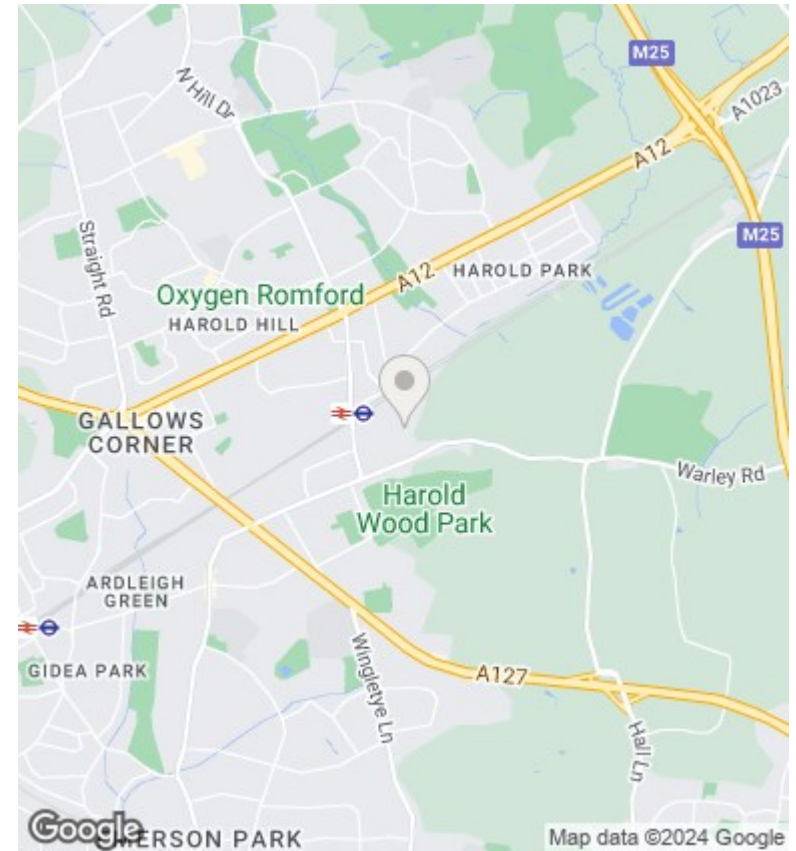
Archibald Road  
 Approx. Gross Internal Area 786 Sq Ft - 73.01 Sq M



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.

DURDEN & HUNT  
 INTERIORS



### Viewings

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

### Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	