

DURDEN & HUNT

INTERNATIONAL



Ethelburga Road, Romford RM3

Offers In Excess Of £525,000

- Excellent Transport Links
- Detached Garage
- Three Bedrooms
- Thoughtfully Decorated Throughout
- Garden
- Luxurious Bathroom
- Off Road Parking
- Open Plan Kitchen, Living And Dining Room

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Council Tax Band: D



Durden and Hunt welcome to the market this exceptional three bedroom home in Harold Wood.

Thoughtfully decorated throughout the well kept property benefits from a large, modern, open plan kitchen, living and dining room that opens onto the garden with bi fold doors.

On the first floor three bedrooms, with one currently used as a home office with fitted wardrobes, are complemented by a luxurious family bathroom. Further, hallway and landing storage solutions optimise the home.

Externally the beautifully presented property boasts off road parking and side access. To the rear of the home a good sized garden, with decking and lawn areas, and a detached garage can be found.

Ideally located for local shops, schools, amenities and green spaces it has excellent transport links including the A12, A127, M25 and Harold Wood Station's Elizabeth Line.

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

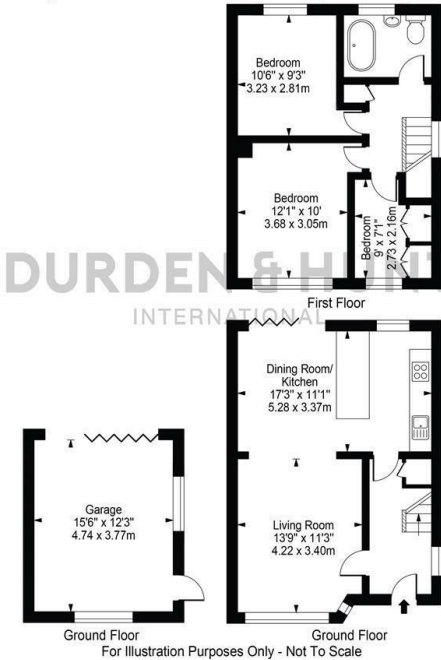
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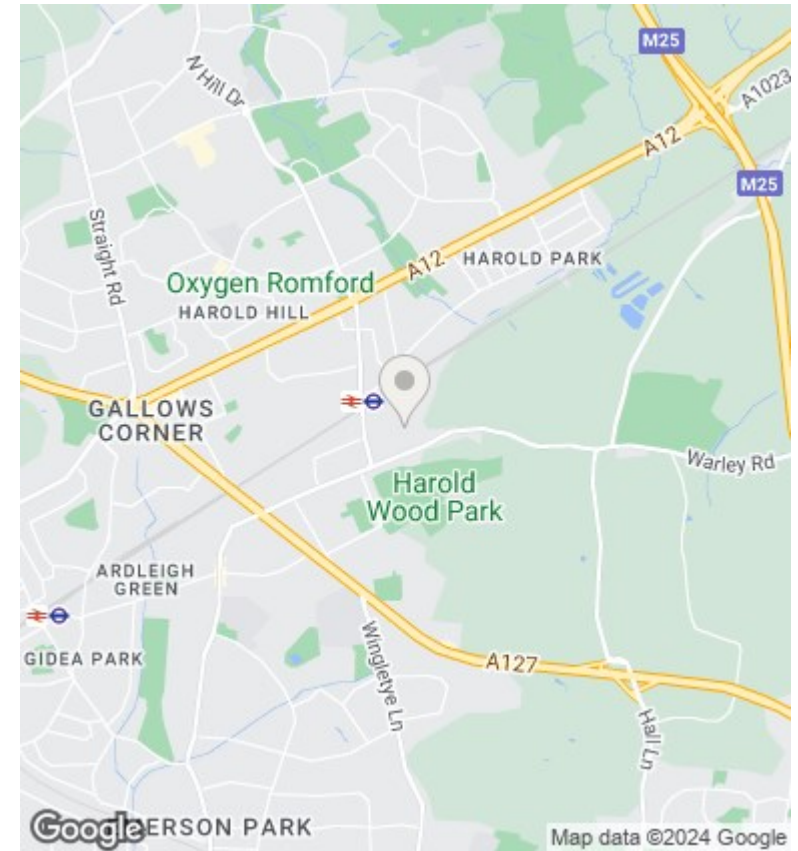




Ethelburga Road
 Approx. Total Internal Area 1029 Sq Ft - 95.62 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 192 Sq Ft - 17.87 Sq M



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

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	