



## HARWOOD AVENUE, HORNCHURCH

Three-Double Bedroom Family Home | En-Suite to Master Bedroom | First Floor Bathroom | Lounge/Diner | Kitchen Breakfast Room | Outbuilding Used as a Bar/Games Room with Shower Room W.C. | Recently Re-Fitted Kitchen | Large Garden |

**Offers Over £550,000** Freehold | 3 bedroom end of terrace for sale

**SSTC**

CHARLES STRATTON  
ESTATE AGENTS



Three double-bedroom family home situated close to the excellent Ardleigh Green Junior School, local shops and amenities, David Lloyd Gym, and being situated approximately 0.8 miles from Gidea Park Railway Station with its Crossrail Elizabeth Line rail links.

Accommodation comprises Three Double-Bedrooms over the first and second floors, the Master benefiting from En-Suite Shower Room and the Family Bathroom situated on the first floor. To the ground floor there is a Lounge/Diner which opens to the Kitchen Breakfast Room overlooking the rear gardens. There will be a new Wren Kitchen being fitted in October 2023 which will include a range of new appliances. CGI and kitchen plan can be found in the photographs.

There is a large South-West facing rear garden with a very impressive Bar/Games Room situated at the bottom which is an ideal place for entertaining away from the main residence.

Planning permission has previously been passed for a two-storey side extension, part single, part two storey rear extension and single storey front porch extension. Ref:P1187.22

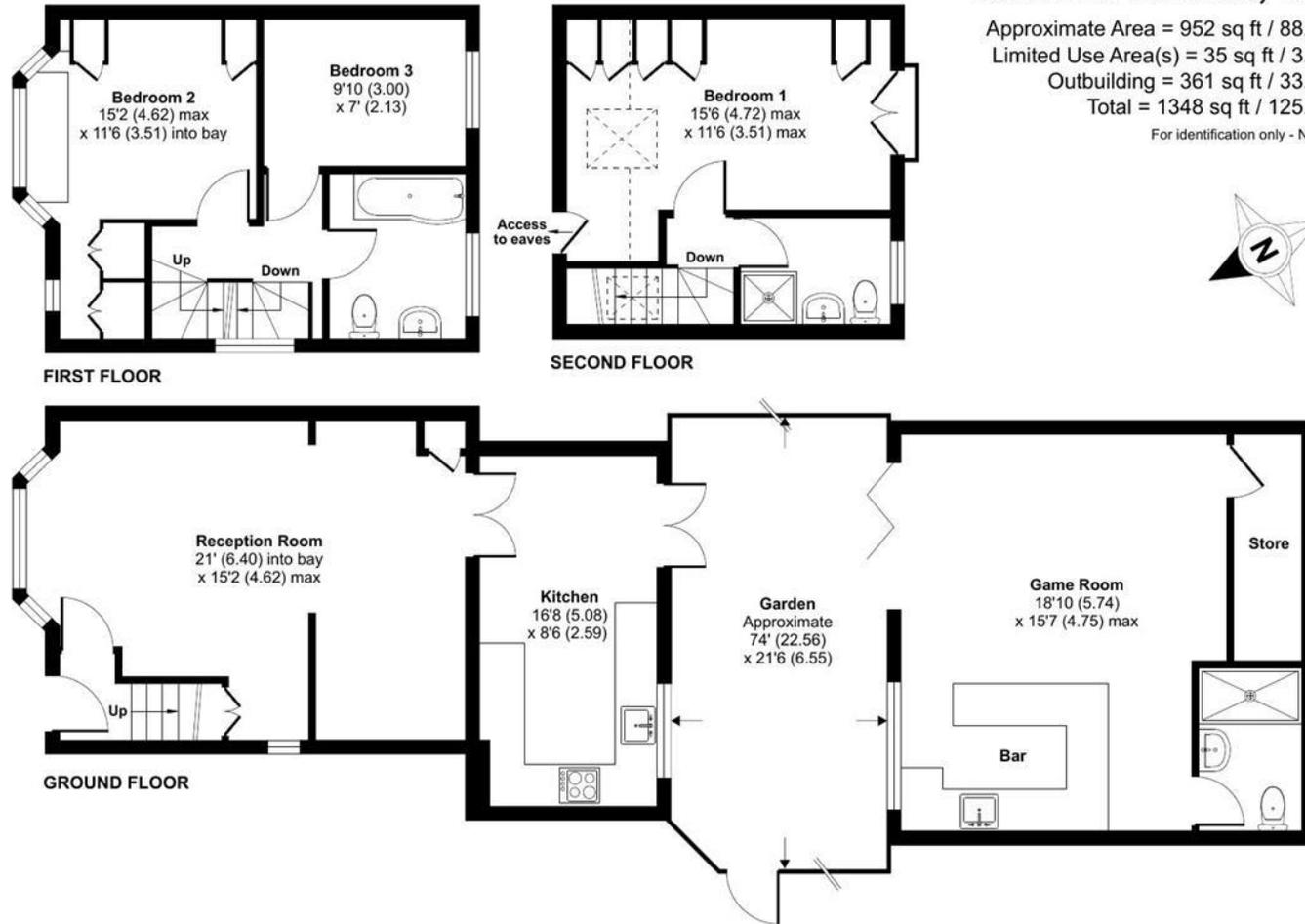
Council Tax Band: C  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden





# Harwood Avenue, RM11

Approximate Area = 952 sq ft / 88.4 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Outbuilding = 361 sq ft / 33.5 sq m  
 Total = 1348 sq ft / 125.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2023. Produced for Charles Stratton Estates Ltd. REF: 1033572

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	84
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	47	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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