

WOODLANDS ROAD

HAROLD WOOD | ROMFORD | RM3 0QX



£875,000

Telephone 01708 730255

A truly unique opportunity to buy a home within 0.2 miles from Harold Wood Station but coming with stabling and acreage. The current owners have converted two former cottages into a beautiful four bedroom home benefiting from a cosy lounge with inglenook fireplace and an ultra-modern kitchen with island unit, Corian worktops and bi folding doors to the garden. The rear garden has been terraced and features three outbuildings currently being used to house a gym/sauna and summer house. An internal inspection is required to fully understand the opportunity on offer here. EPC C. (ID:382586).

- Acreage with four Stables
- Four Bedroom Family Home
- Crossrail Connection Due 2018
- Ultra-Modern Kitchen with Bi Fold Doors
- En-Suite to Master Bedroom
- Outbuildings with Gym/Sauna
- 0.2 Miles from Harold Wood Station
- Lounge with Inglenook Fireplace

Hallway: Laminate wood flooring.

Lounge 18'9 X 14'2 > 11'8: Three double glazed windows to front, inglenook fireplace, laminate wood flooring.

Dining Room 22'10 X 9'11: Laminate wood flooring, stairs to first floor.

Kitchen 18' X 14'9: Bi-folding doors to garden, tiled floor, range of wall and base level units with Corian worktop over, central island unit, integrated fridge, freezer, dishwasher, microwave and wine fridge. Electric fan oven, induction hob with decorative extractor unit above, plinth lighting, two skylights.

Utility Room: Skylight, tiled floor, range of base level units with space for appliances.

Ground Floor Shower Room: Tiled shower cubicle, low level wc, sink, double glazed window to rear, heated towel rail, downlights, extractor fan.

Landing: Laminate wood flooring.

Bedroom One 14'4 X 12'10 > 8'1: Laminate wood flooring, two skylights, two double glazed windows to rear.

En-Suite: Tiled shower cubicle, low level wc, sink part tiled walls.

Bedroom Two 11'6 X 11'1: Double glazed window to front, laminate wood flooring.

Bedroom Three 11'6 X 11'1: Double glazed window to front, laminate wood flooring.

Bedroom Four 8'5 X 6'1: (Currently used as a dressing room for bedroom one) Double glazed window to rear, storage cupboard, laminate wood flooring.

Bathroom: Whirlpool bath, low level wc, sink, part tiled walls, downlights, light tunnel, laminate wood flooring.

Garden: Approx. 70': Laid to hard standing on three levels

Outbuilding 20'4 X 10'6: (Currently used as a gym and sauna)

Storage Shed:

Summer House 9'7 X 9'7: Power, lighting, bi folding doors.

Land: We are advised by the vendor that the land is in the region of three acres (no land survey undertaken)

Currently used for stabling, stable block of four, some hard standing, two paddocks, other enclosures.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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