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197G Church Road, Harold Wood, Romford, RM3 0SA

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Asking Price £425,000

Hunters Hornchurch are delighted to offer for sale this well presented three bedroom town house set over three floors and situated within easy reach of Harold Wood Station on the Elizabeth Line.

The property comprises of: entrance hallway, cloak room and fitted kitchen. To the first floor is the lounge, bedroom and family bathroom. To the second floor are two further bedrooms. Externally to the front is a driveway with off road parking for one vehicle which leads to the integral garage. To the rear is a low maintenance patio garden. The property is situated close to local shops and amenities and has good transport links into London via the A12 and M25 motorway.

Harold Court Primary School (Ofsted: Good) Harold Wood Primary School (Ofsted: Good) and Redden Court School (Ofsted: Outstanding) are all within 0.7 miles.

Harold Wood Station (Elizabeth Line) is 0.3 miles

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Church Road, Harold Wood, Romford, RM3

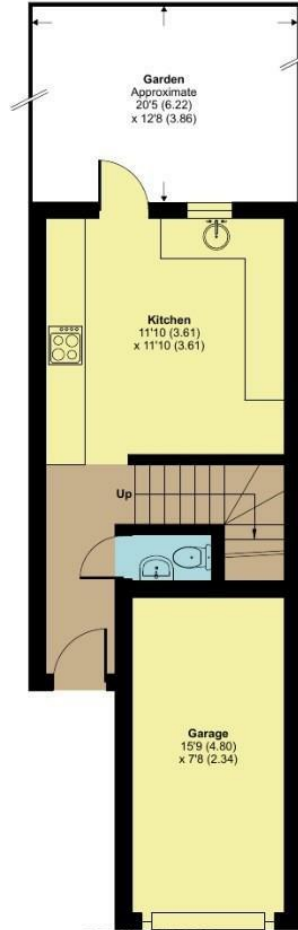


Approximate Area = 893 sq ft / 82.9 sq m

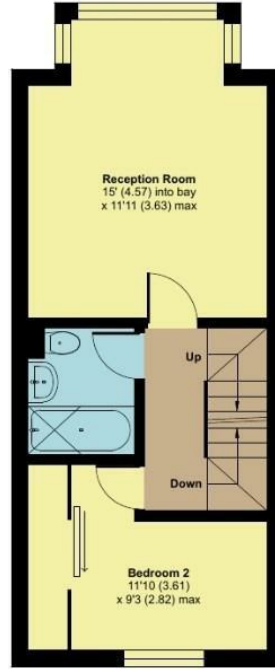
Garage = 121 sq ft / 11.2 sq m

Total = 1014 sq ft / 94.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 21.7 SQ M
(234 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 34 SQ M
(366 SQ FT)

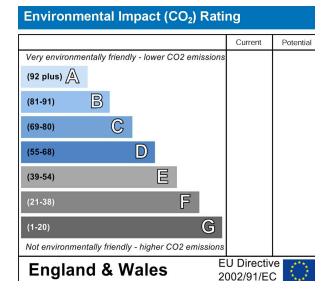
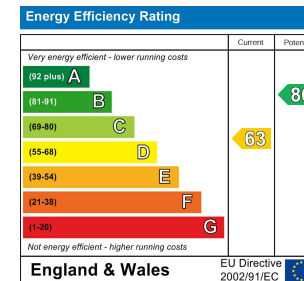


SECOND FLOOR
APPROX FLOOR
AREA 27.2 SQ M
(293 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1112318



Frontage

Garden with paved driveway leading to garage and off road parking for one vehicle

Entrance Hallway

UPVC double glazed door to front, plastered painted walls, tiled flooring, radiator

Kitchen

11'10" x 11'10"

UPVC double glazed windows and door to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, gas hob and extractor fan, integrated dishwasher, space for America style fridge freezer, space and plumbing for washing machine, tiled walls and tiled flooring

Cloakroom

Low level w/c, vanity sink unit, plastered painted walls, tiled splashback, tiled flooring, radiator

Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

Reception Room

15'0" into bay x 11'11" max

UPVC double glazed bay window to rear, plastered painted walls, laminate flooring, radiator

Bedroom Two

11'10" x 9'3" max

UPVC double glazed window to front, plastered painted walls, laminate flooring, radiator

Bathroom

Bathroom with low level w/c, vanity sink unit, bath with wall mounted shower, tiled walls, tiled flooring

Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

Bedroom One

12'10" x 11'10"

UPVC double glazed window to front, plastered painted walls, fitted wardrobes, laminate flooring, radiator

Bedroom Three

11'9" x 6'6"

UPVC double glazed window to front, plastered painted walls, laminate flooring, radiator

Integral Garage

15'9" x 7'8"


Up and over door to front

Garden

20'5" x 12'8"

Low maintenance paved rear garden bordered by wood paneled fencing

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





