



Keith  
Ashton

Noak Hill Road,  
Romford





## AURORA NOAK HILL ROAD

Romford, RM3 7LL

New to the market comes this beautiful three bedroom property that sits on a superb corner plot. The grounds offer, subject to planning permission, tremendous potential for a double storey side extension or perhaps even a new end of terraced dwelling. As it is now however, is a beautifully wrap around garden accommodating a garage. There is off street parking in front of the garage as well as a private driveway. Located within easy reach of local shops and leisure centre, this property also benefits from being less than 3 miles from both South Weald and Bedfords country park and only 2 miles from Harold Wood Mainline Station.

- THREE BEDROOMS
- POTENTIAL TO EXTEND (STP)
- SOUGHT AFTER LOCATION
- GARAGE
- CLOSE TO LOCAL AMENITIES
- LESS THAN 3 MILES TO WEALD COUNTRY PARK
- WRAP AROUND GARDEN
- END OF TERRACE, CORNER PLOT

Offers In Excess Of £550,000



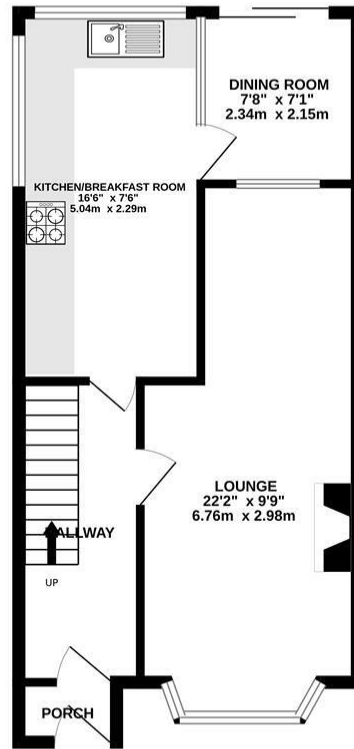


## Description

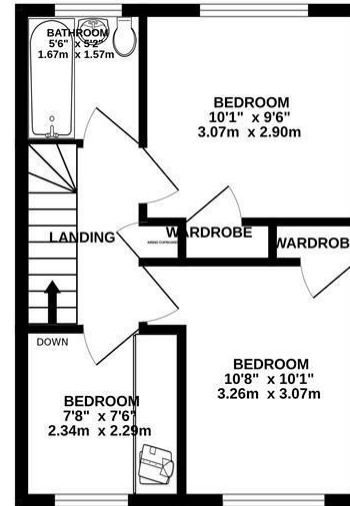
The internal layout of the property has been extended to the rear, elongating the kitchen/breakfast room and accommodating a sun room, sitting behind the impressive 22' lounge. To the first floor are three well proportioned bedrooms, all benefitting from fitted wardrobes and finally a family bathroom completes the internal layout of the property. The garden is beautiful and being a wrap around garden, there is never a time when the sun isn't shining upon it. There is access into the garage from the garden via a side door. The garage benefits from power, light and padded mats below.



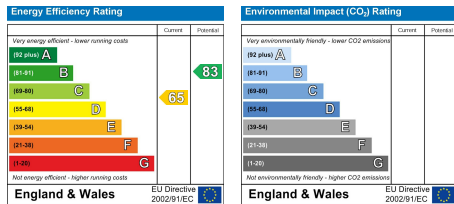
GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Romford  
Council tax band: D  
Post code: RM3 7LL

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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