



CHURCHILL
estates

Amersham Close, Romford

Price Guide £525,000

Tenure : Freehold

Floor Area : 1431.00 sq ft

Local Authority : Havering

Council Tax Band : C

Bedrooms : 3

Receptions : 3

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £525,000 - £550,000

Located in the desirable Amersham Close, this charming semi-detached house offers a perfect blend of comfort and style. This property boasts 3 reception rooms, 3 bedrooms, 2 bathrooms, ground floor WC and a loft room making it an ideal family home. As you step inside, you are greeted by two spacious reception rooms, one of which features a cozy log burner, perfect for those chilly evenings. The ground floor also includes a convenient WC and a fully fitted kitchen overlooking the low-maintenance rear garden, providing a lovely view while you cook or dine.

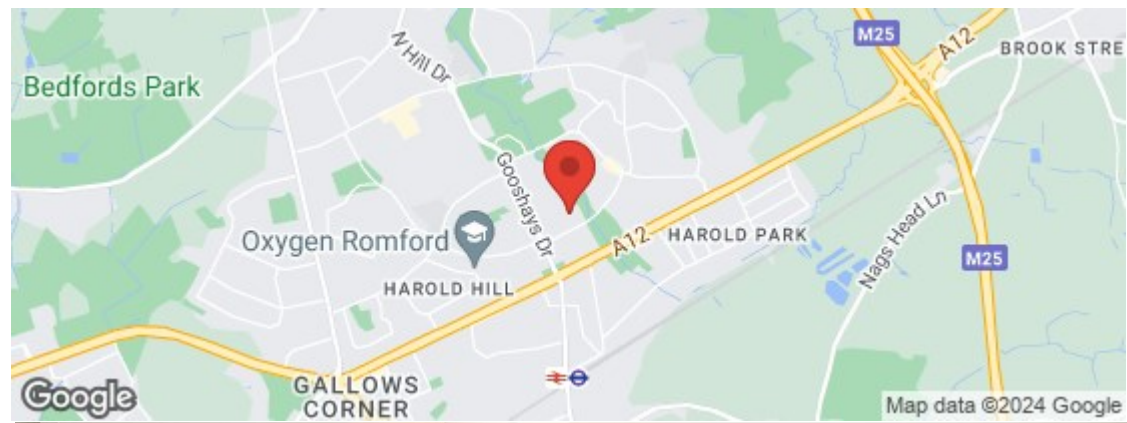
Venturing upstairs, you'll find three double bedrooms, two equipped with fitted wardrobes. The master bedroom comes with the added luxury of a shower en suite, ensuring both comfort and convenience. Additionally, there is a separate family bathroom for the rest of the household. This property also surprises with a versatile loft room, offering extra space for a guest room or any other purpose you desire. With storage in the eaves and Velux windows, this room is both practical and inviting. Externally, the house doesn't disappoint either. The front provides off-street parking for multiple vehicles, along with street parking for guests. To the rear, a delightful 50ft low-maintenance garden awaits, complete with an outbuilding and a charming built-up pond area, perfect for relaxation or entertaining. Conveniently located near Harold Wood station, just 0.8 miles away, and within walking distance of multiple schools, this property offers both accessibility and a sense of community. Don't miss the opportunity to make this house your home.





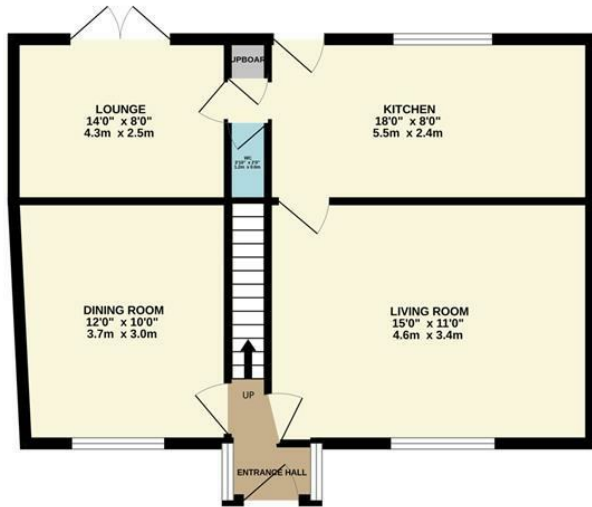


- Three Double Bedrooms
- Three Reception Rooms
- Ground Floor WC
- Off Street Parking
- Shower En-Suite To Master
- Versatile Loft Room
- Fully Fitted Kitchen
- Large Private Rear Garden With Side Access
- 0.8 Miles To Harold Wood Station
- Amenities Nearby

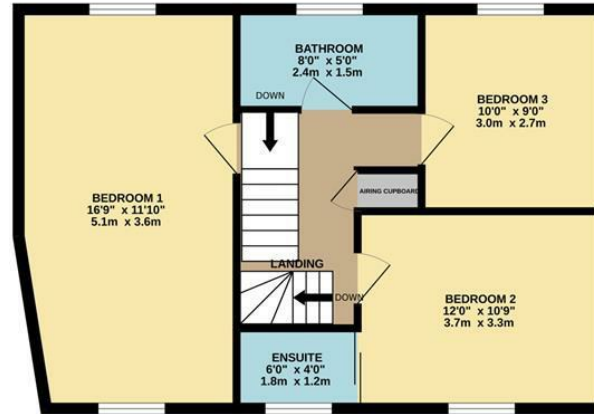




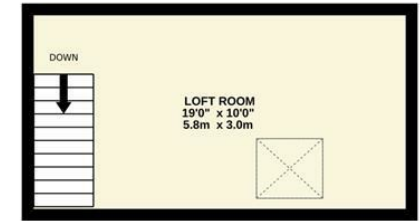
GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1431sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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