



Romford, Guide Price £400,000 - £415,000, 3 Bed End Terrace House

QUEEN ELIZABETH LINE at Harold Wood just a Short Distance.

Good Size, Extended Three Bed, End of Terrace Family Home with Boarded Out Loft Space accessed via Ladder. Parking for Two Vehicles plus on Street Parking.

38ft Rear Garden with Space for Garden Room. 21ft 5 x 15ft Lounge / Dining Room, 11ft 7 Fitted Kitchen. **View Now**

Council Tax Band: C EPC Rating: D



Romford, Greater London, RM3 8LA

HAROLD HILL, ROMFORD, GUIDE PRICE £400,000 - £415,000

"QUEEN ELIZABETH LINE" AT HAROLD WOOD JUST A SHORT DRIVE AWAY

OFF STREET PARKING FOR TWO VEHICLES WITH GOOD BUS,
ROAD AND RAIL LINKS NEARBY

CLOSE TO BEDFORD PARK WITH IT'S DISCOVERY CENTRE
& RISEBRIDGE GOLF COURSE

CLOSE TO HILDENE PRIMARY SCHOOL AND ST URSULA'S CATHOLIC SCHOOL

MORE SPACE AVAILABLE WITH A GOOD SIZE BOARDED OUT LOFT SPACE
ACCESSED VIA LADDER !

21FT 5 X 15FT LOUNGE / DINING ROOM

MODERN FITTED KITCHEN AND SEP UTILITY ROOM / GROUND FLOOR WC

APPROX 38FT REAR GARDEN

GREAT LOCATION

Energy Performance Rating: D

Council Tax Band: C

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only,
potential buyers are advised to re-check the measurements before committing
to any expense.

Agents Note:

- * The Property is a Cavity Wall Build Construction as Built in the Area at that time.
- * Full Fibre, Super Fast Broadband Available in this Area.

Rooms:

Entrance Hall

Lounge / Dining Room

Overall Measurement 21' 5" x 15' 0" (6.52m x 4.57m)

Lounge Area with Double Glazed Window to Front

15' 2" x 11' 8" (4.62m x 3.55m)

Dining Area with Open Arch to Kitchen

15' 1" x 10' 4" (4.59m x 3.15m)

Fitted Kitchen / Breakfast Room with Window and Door to Rear Garden

12' 2" x 11' 7" (3.71m x 3.53m)

Ground Floor Utility Room / WC

8' 1" x 5' 1" (2.46m x 1.55m)

First Floor Landing with Doors to All Rooms

Bedroom One

11' 3" x 10' 1" (3.43m x 3.07m)

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom Three

9' 4" x 8' 1" (2.84m x 2.46m)

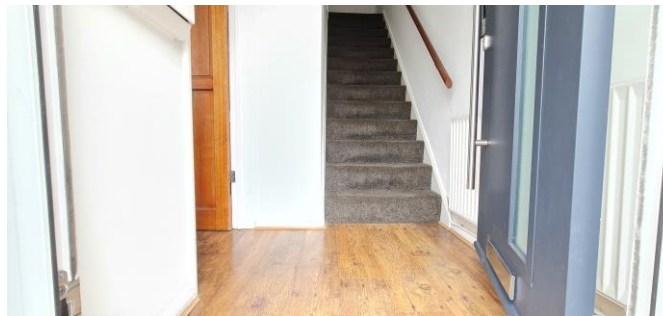
Family Bathroom with Three Piece Suite and Shower Above Shaped Bath

8' 3" x 6' 3" (2.51m x 1.90m)

Rear Garden

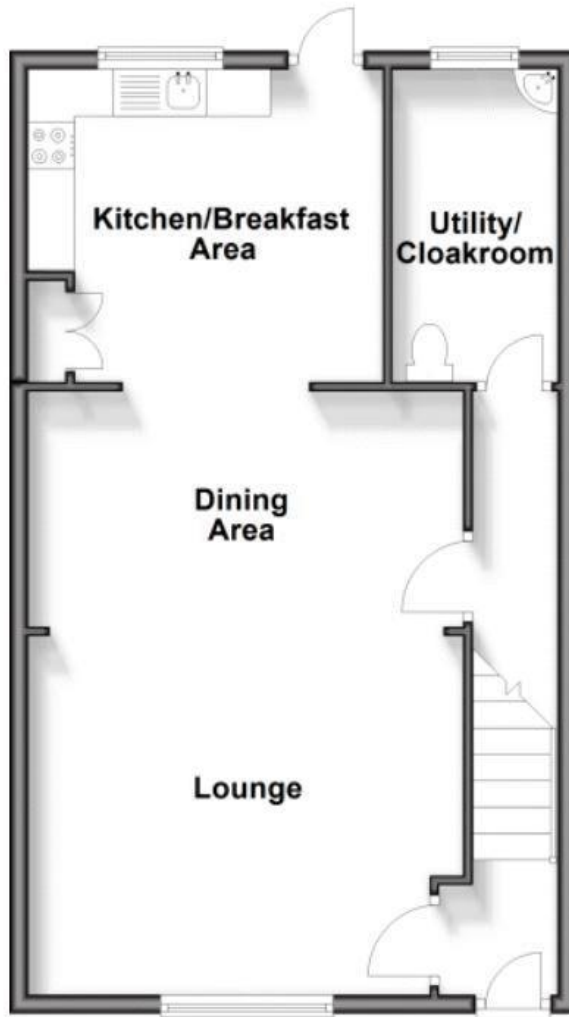
Approx 38' (11.57m)

Off Street Parking to Front with Space for Two Vehicles



Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)

