



## Church Road, Harold Wood, RM3 0SA

- Semi Detached
- Four Double Bedrooms
- Two Reception Rooms
- Main Bedroom With En Suite And Dressing Area
- Driveway For Three Cars
  - Integral Garage
- 0.3 Miles To Harold Wood Station
  - 40' Garden

**£625,000 - Freehold - Council Tax: D**

# Church Road, Harold Wood, RM3 0SA



## Entrance Hall

24'9 x 5'4 (7.54m x 1.63m)

Entrance door, laminate flooring, radiator, storage cupboard.

## Reception Room

24'9 x 11'8 (7.54m x 3.56m)

Double glazed bay window to front, laminate flooring, gas fireplace, French doors to rear, radiator.

## Kitchen/ Dining Room

18'6 x 11'9 (5.64m x 3.58m)

Wall and base units, integrated dishwasher and five burner gas hob, single drainer sink, tiled flooring, double glazed window to rear, French doors to rear, radiator.

## Utility Room

8'6 x 5'7 (2.59m x 1.70m)

Plumbing for washing machine and dryer, single drainer sink, double glazed window to side, part frosted door to side entrance, radiator.

## Ground Floor WC

5'7 x 2'5 (1.70m x 0.74m)

Low level WC, wash hand basin, tiled flooring.

## Landing

20'8 x 7'7 (6.30m x 2.31m)

Double glazed window to side, loft access, radiator, carpet.

## Bedroom One

18'6 x 17'1 (5.64m x 5.21m)

Double glazed window to rear, walk in wardrobe, carpet, radiator.

## En Suite

11'9 x 4'7 (3.58m x 1.40m)

Spotlights, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled flooring.

## Bedroom Two

14'5 x 11'1 (4.39m x 3.38m)

Double glazed bay window to front, built in wardrobe, radiator, carpet.

## Bedroom Three

11'6 x 8'6 (3.51m x 2.59m)

Double glazed bay window to front, radiator, carpet.

## Bedroom Four

11'3 x 9'6 (3.43m x 2.90m)

Double glazed bay window to rear, radiator, carpet.

## Bathroom

11'6 x 6'2 (3.51m x 1.88m)

Spotlights, double glazed window to front, panelled bath with shower attachment, vanity wash hand basin, low level WC, heated towel rail, tiled flooring.

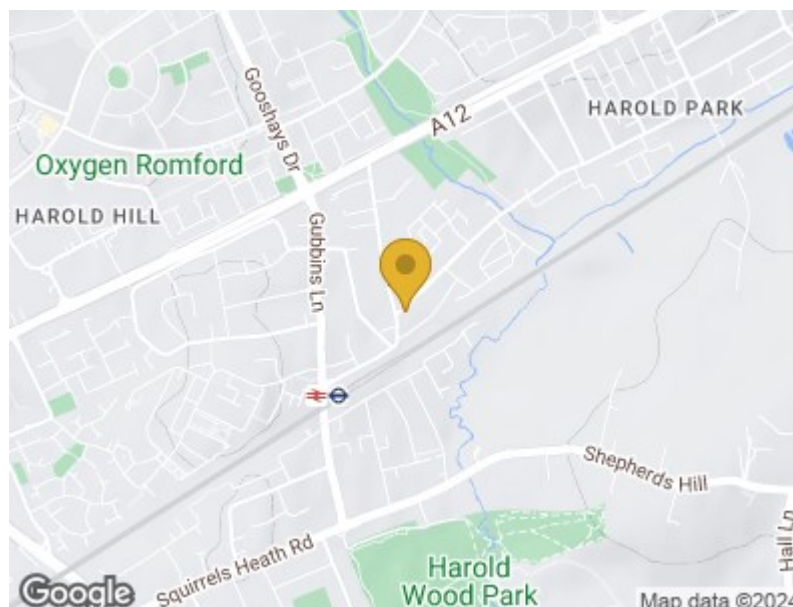
## Garden

40' (12.19m)

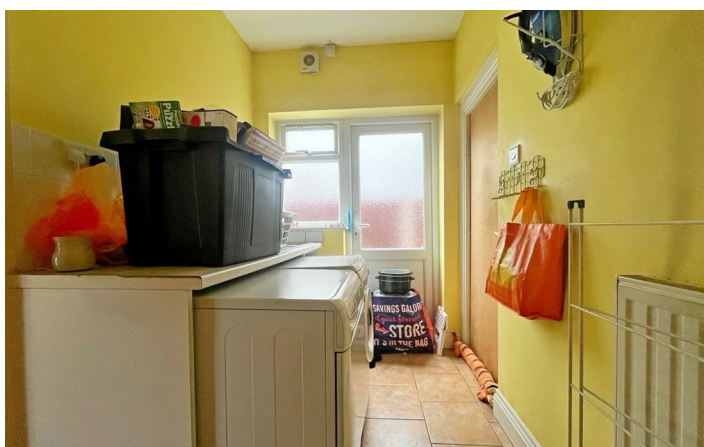
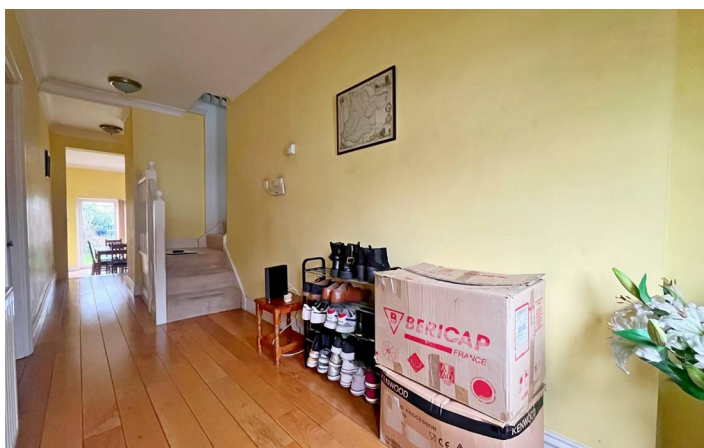
Side pedestrian access, shed, lawn, patio, decking area.

## Driveway & Garage

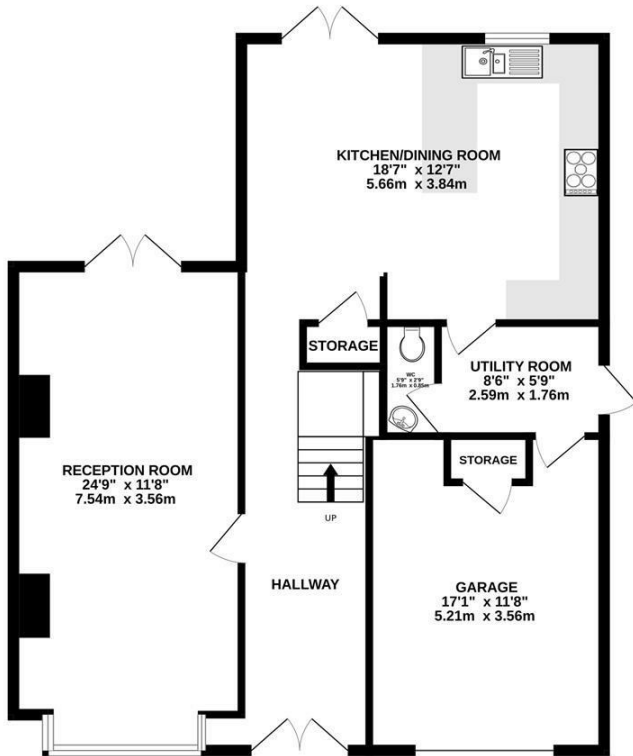
Driveway for two cars, 17'2 x 11'6 integrated garage with electric.



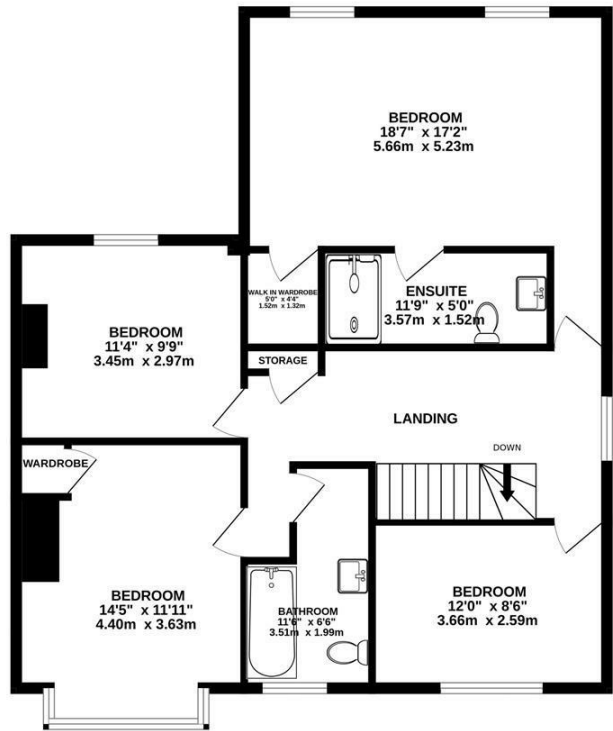




**GROUND FLOOR**  
951 sq.ft. (88.3 sq.m.) approx.



**1ST FLOOR**  
911 sq.ft. (84.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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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Material Information:  
Council Tax Band: D  
Tenure: Freehold

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	