



The Mount, Noak Hill, Romford, Essex
3 Bedroom, 2 Bathroom

Price: Guide Price: £600,000- £650,000

Freehold

The Mount, Noak Hill, Romford, Essex – 3 Bedroom Semi-Detached Chalet Bungalow

Property Details:

Stunning, refurbished, modern 3 Bedroom Chalet style Bungalow in the popular area of Noak Hill. The property offers 3 bedrooms, 2 bathrooms, beautiful open plan modern fitted Kitchen / Diner / Lounge. Plenty of storage throughout the property. Large 100' rear garden that has been carefully landscaped to offer patio areas for 'Al Fresco' dining and astro lawned areas for low maintenance and is a beautiful place to enjoy the peace and quiet the surrounding area offers. There is a large outbuilding for storage and also a log cabin style Summer House at the far end of the garden. The garage to the side of the property (currently used as annex) also offers options. To the front the paved driveway allows parking for 3 vehicles. In immaculate condition throughout, this is a lovely family home has lots of scope to expand further if needed. The current owner has completely transformed and refurbished this home to a high standard. Completely new plumbing and central heating/radiators throughout and the main bungalow and all outbuildings have been completely rewired with new electrics. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London (Elizabeth Line). There are an abundance of shops and amenities within walking distance and the surrounding area has many facilities including swimming baths/gyms/shopping precincts, doctors & health centre, dentists and also many parks and green spaces. The magnificent 'Manor' which is home to reindeer and a multitude of other beautiful wildlife is a magical place for walking the dog or taking the children for walks in nature. The local area has everything you could possibly want to surround your family home. This property will definitely appeal to a variety of buyers including those looking for their first home, investors and those looking to up/downsize. This is a stunning property. Viewing by appointment only.

Ground Floor:

Porch: Covered storm porch with Composite door to main hallway.

Hallway: 12'7" x 5' < 7'4" - Access to ground floor accommodation and stairs to first floor. Wood flooring, carpet to stairs. Modern décor.

Ground Floor Family Bathroom: 8'10" x 6'8" - 2 x Double glazed frosted window to side aspect. Modern Oval bath with feature mixer tap. Walk in Cubicle shower. Vanity sink with storage. Low level W.C. Fully tiled to walls and floor. Heated towel rail. Modern décor.

Kitchen/ Diner/ Living: 22'9" x 22'3". **Lounge area:** Double glazed large bay window and door to rear garden with fitted shutter blinds. Further door from kitchen area to rear garden. Feature wall with modern integrated feature fireplace. Door to large storage room. Beautiful wood flooring throughout.

Open plan to **Kitchen area:** Large Island separating the kitchen from the lounge area. Quartz worksurfaces, large range of wall and base units. Integrated oven and microwave oven. 5 ring gas hob. Butler style 1 1/2 bowl sink with mixer tap and drainer. Space for fridge/freezer. Space for washing machine & tumble dryer.

Bedroom 2: 14'7" x 10'11". Double glazed bay window to front aspect with fitted shutter blinds. A range of fitted furniture. Open plan to dressing area 9'7" x 4'3" with further fitted storage. Wood flooring. Smooth ceiling with coving and feature ceiling light. Radiator. Modern décor.

Bedroom 3: 12'3" x 7'11". Double glazed bay window to front aspect with fitted shutter blinds. Built in Mirror wardrobes. Wood flooring. Smooth ceiling. Radiator. Modern décor.

First floor

Small Landing. Door to bedroom. Door to shower room. Door to large eves storage. Fitted carpet. Modern décor.

Bedroom 1: 14'6" x 11'0". Double glazed V-Lux window to rear aspect. Bespoke built in moveable wardrobes plus further storage in the eves. Wood flooring. Radiator. Modern décor.

First Floor Shower Room: 7'4" x 3'7" - Walk in Cubicle shower. Vanity sink with storage. Low level W.C. Part tiled to walls and fully tiled floor. Extractor fan. Smooth ceiling with down lights. Modern décor

Outside:

To the rear: Large, beautifully landscaped rear garden of approx. 100'. Commencing with large raised patio terrace perfect for 'Al Fresco' dining. Stepped terrace areas with astro lawns for low maintenance. Large outbuilding for storage plus further patio leading to the log cabin style summer house.

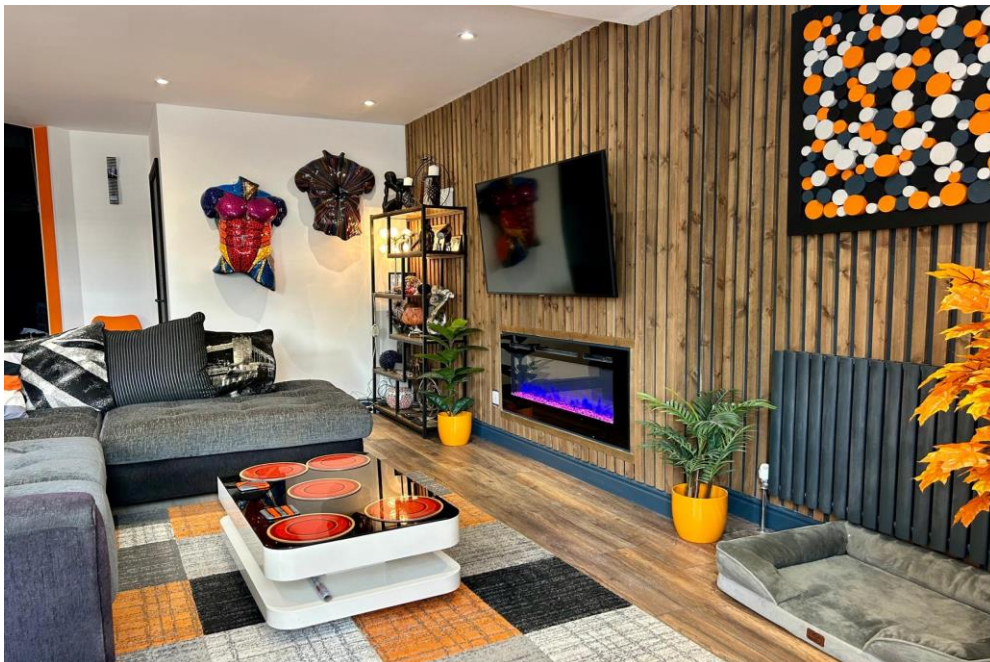
Garage: Single garage currently used as annex with power light and water. Fully insulated.

To the front: Block paved driveway with parking for 3 vehicles. Gate to shared drive and gate to rear garden and access to garage.

Excellent travel links by both public transport and road. Harold Wood Station with the new Elizabeth Line is just 15 minutes away and both Stansted and Southend Airports are within approx. a 30 minute drive. A12 / A127 / M25 routes are all within a few minutes drive of the property so good access to anywhere.

EPC rating: E - Council Tax Band: E – local council - London Borough of Havering Approximate gross internal area 91m2 – 979 sq ft.

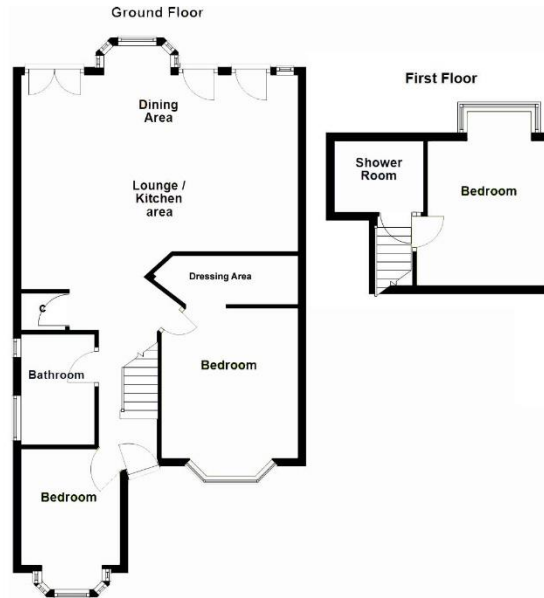
NO ONWARD CHAIN



NO ONWARD CHAIN



- 3 Bedrooms, 2 Bathrooms
- Open Plan Modern Kitchen / Dining / Lounge
- Ground floor Family Bathroom
- First Floor Shower Room
- 100' Low maintenance rear Garden
- Large Log Cabin/Summer House plus Large outbuilding and a Garage (Converted to annex)
- Close to good transport links, schools, amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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