



Chatteris Avenue, Harold Hill, Romford, Essex

Price Offers Over: £400,000

Freehold

Chatteris Avenue, Harold Hill, Romford, Essex – 3 Bedroom Terrace House

Property Details:

Looking for your first home? Then you need to come and see this property. 3 good size bedrooms and a family bathroom to the first floor. Fitted kitchen/diner and family lounge to the ground floor, plus a ground floor W.C and plenty of storage. The garden of approx. 50' with Summerhouse/storage building to remain offers a good space and has a large patio for 'Al Fresco' dining. Gated side access to the front where you have the driveway for off street parking. This is a really lovely family home with lots of potential to add more value. 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 and also investors. Huge potential – some updating required. NO ONWARD CHAIN !!

Ground Floor:

Porch: 7'0" x 3'4". Brick built porch with part glazed door to front. Double glazed window to front and door to main entrance hallway. Tile flooring. Texture ceiling with.

Hallway: 15'7" x 7'5" < 2'11" Access to ground floor accommodation. Stairs to first floor. Electric meter cupboard. Texture ceiling. Tile flooring. Door to further hallway where you find large under-stair storage cupboard with shelving and large recess area housing combi boiler and with plumbing for washing machine. Neutral décor.

Lounge: 14'10" x 13'5". Large double-glazed bay style window to front with fitted shutter style blinds. Wood flooring. Feature fireplace. Radiator. Smooth ceiling with ornate coving and ceiling rose. Dado rail. Neutral décor.. Part glazed door to hallway.

Kitchen/Diner: 13'4" x 10'10" Double glazed window to rear aspect. A range of wall and base units with ample storage. Gas cooker with extractor over. Stainless Steel sink with drainer and mixer tap. Space for dishwasher. Space for fridge/freezer. Large larder style storage cupboard. Smooth ceiling with spotlights. Tiled floor. Part tiled splashback surround. Neutral décor.

Ground Floor W.C.: 4'1" x 2'8" Frosted window to rear aspect. Low level W.C. Radiator. Tile floor.

First Floor:

Landing: 13'2" x 8'7" L-Shaped. Double glazed window to rear aspect. Access to first floor accommodation and access to the loft. Large storage cupboard. Fitted Carpet. Radiator. Neutral décor.

Bedroom 1: 13'11" x 11'5". Double glazed window to front aspect. Radiator. Fitted carpet. Sandtex ceiling with coving. Neutral décor.

Bedroom 2: 13'11" x 10'3". Double glazed window to front aspect. Fitted carpet. Radiator. Sandtex ceiling. Neutral décor.

Bedroom 3: 9'5" x 8'6". Double glazed window to rear aspect. 2 x built in wardrobes. Fitted carpet. Smooth ceiling with pendant light fitting. Radiator. Neutral décor.

Bath room: 6'11" x 6'7". Double glazed frosted window to rear aspect. Panel bath with electric shower over and mixer tap. Hand basin. Low level W.C. Tiled walls. Vinyl flooring.

Outside:

Rear Garden: 50' Approx (unmeasured). Large patio area from the kitchen leading to the steps up to the garden which is mainly laid to lawn with established trees, plants and shrubs. Summer house/storage to remain. Gated side access to the front.

To Front of property:

Paved driveway. Gated side entrance to rear garden.

Council Tax Band: C EPC Rating: C

Local Council: London Borough of Havering.

Approximate gross internal area 90m² – 968 sq ft.

Perfect first home or buy to let investment, huge potential to expand STPP.

NO ONWARD CHAIN !!

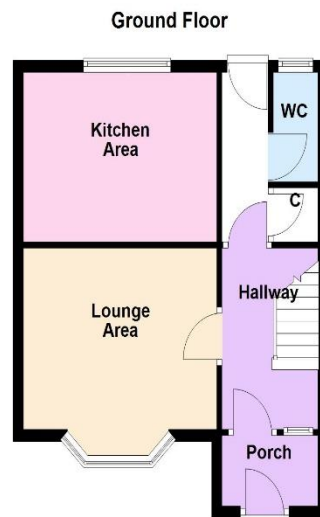
NO ONWARD CHAIN



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- 3 Good Size Bedrooms
- Lounge
- Fitted Kitchen / Diner
- First floor Bathroom
- 50' Garden with Storage/Summerhouse
- Gas Central Heating
- Double Glazing
- Good size family home
- Off street parking
- Close to shops, schools and good transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Keller Williams - Property Giant

33 Robjohns Road,
Chelmsford, Essex, CM1 3AG

T: 07532 164364
E: jenni.dawson@kwuk.com
kwuk.com

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

NO ONWARD CHAIN