



MEACOCK & JONES

3 Bedrooms

House - End Terrace

Located in Harold
Hill

**Offers Invited
£400,000 To
£400,000**



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www.meacockjones.co.uk

01277 218485

42 Petersfield Close Harold Hill

| | RM3 9PS



A unique opportunity to acquire a largely and newly refurbished three bedroom end terrace family house, situated on a wide and extensive plot, with a frontage to the road of approximately 40'.

Plans were approved by Havering Council (P1227.14 - now lapsed) to build a double storey side extension and single storey rear extension to create a five bedroom family home, with two bath/shower rooms, two reception rooms and a large open plan kitchen/breakfast/family room.

The property currently provides three well proportioned bedrooms and a newly fitted contemporary style kitchen/breakfast room that overlooks the very spacious gardens that surround the house. This appealing home has recently been the subject of a refurbishment programme that has also included redecoration and newly fitted carpets in all bedrooms/first floor landing and an oak effect flooring that runs throughout the ground floor level.

Offered to the market with no onward chain, the property is located within very easy reach of Harold Wood Elizabeth Line railway station that connects the property to Central London and beyond via the Crossrail network. Ideally located for primary and secondary schools, the property also benefits from being within easy reach of local shops and access links to the A12, A127 and M25.

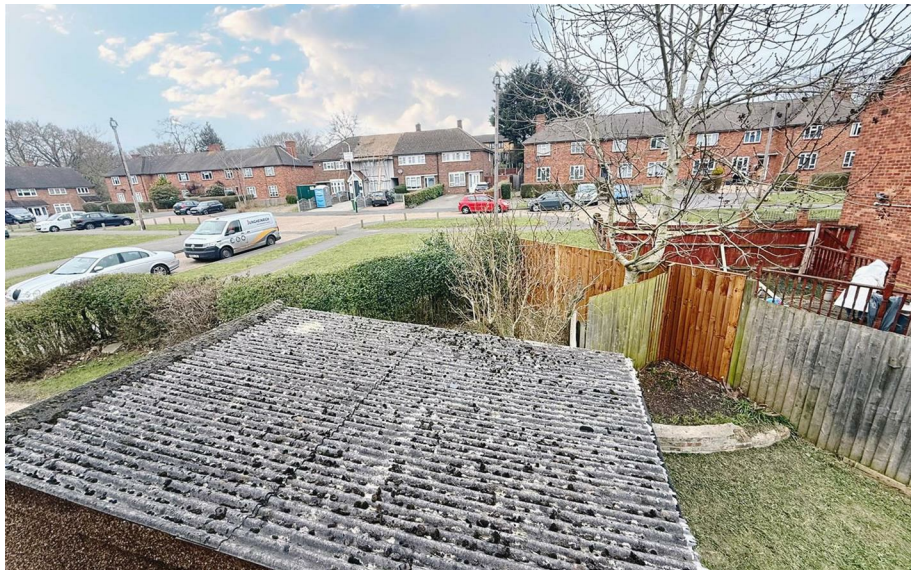
Viewings will take place on Saturday 1st March 2025 and are strictly by appointment only.

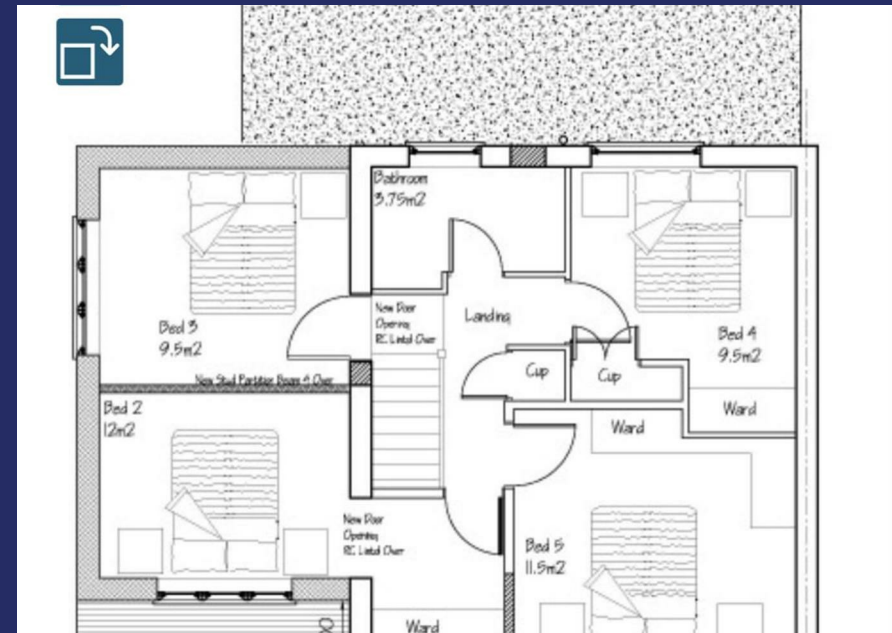
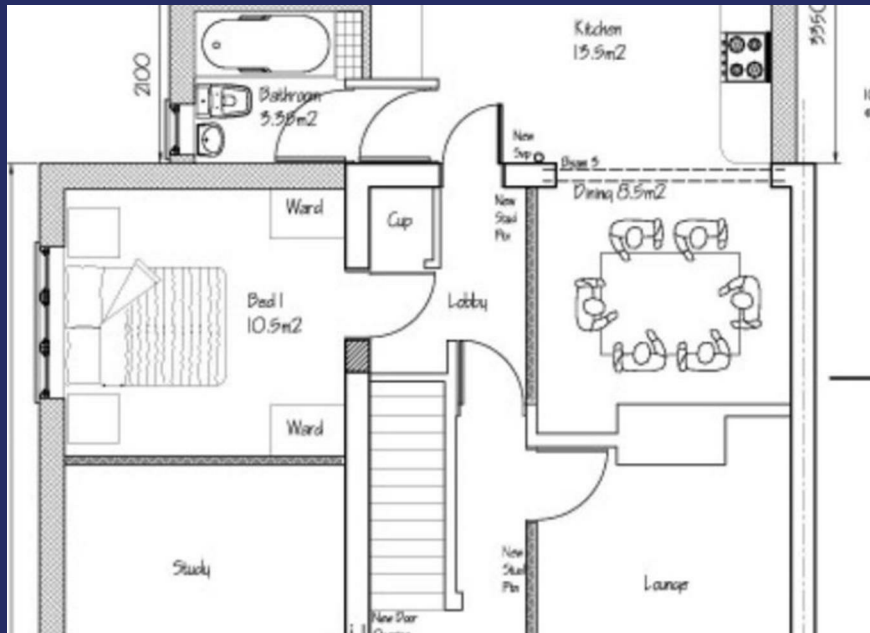


42 Petersfield Close

Offers Invited £400,000 Freehold To £400,000

- Extra Wide Plot With 40' Road Frontage
- Three Bedrooms
- Sitting Room
- Large Garden
- No Onward Chain
- Newly & Largely Refurbished
- Bathroom
- Newly Fitted Contemporary Style Kitchen/Breakfast Room
- Planning Permission P1227.14 (now lapsed) To Extend To Five Bed/Two Bath/Open Plan Kitchen/Family Room
- Easy Reach Of Harold Wood Elizabeth Line Railway Station





APPROX INTERNAL FLOOR AREA
70 SQ M 748 SQ FT

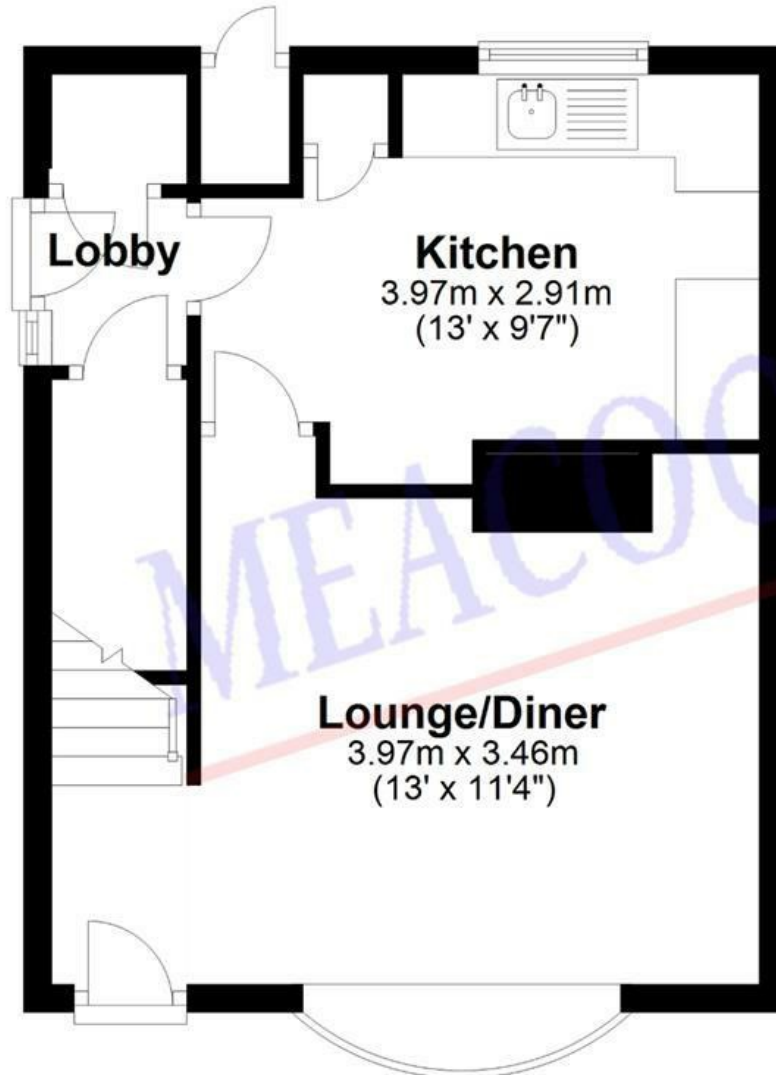


This plan is for layout guidance only and is
NOT TO SCALE

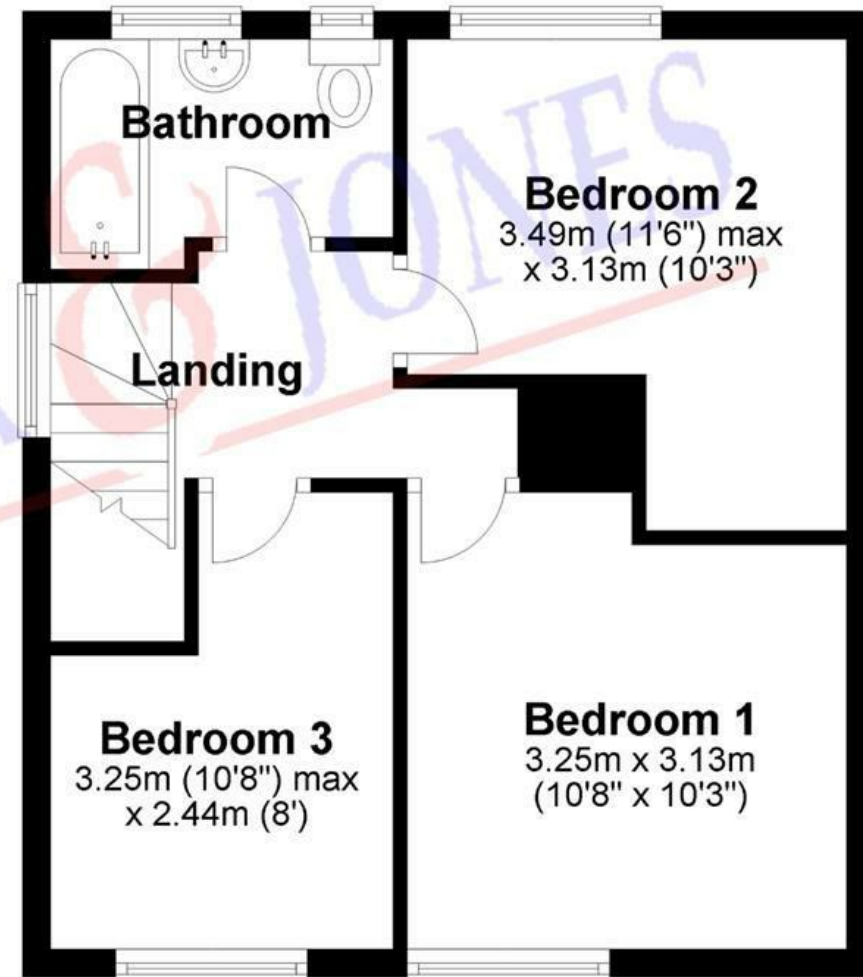
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shapes & compass bearings before making
any decisions reliant upon them.

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Ground Floor



First Floor



Entrance Hall

Sitting Room

13' x 11'4

Kitchen/Breakfast Room

13' x 9'7

First Floor Landing

Bedroom One

10'8 x 10'3

Bedroom Two

11'6 x 10'3

Bedroom Three

10'8 max x 8'

Bathroom

Rear Garden

Front Garden

Garage

15'5 x 9'

Planning Permission P1227.14

Agent's Note

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

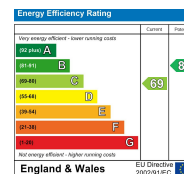
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Council Tax Band: C

Local Authority: Havering Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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