



# GRIFFIN

THE PROPERTY PEOPLE



## Harold Court Road Harold Wood, Romford, RM3 0YX

Guide price £450,000

\* Guide Price £450,000- 475,000 \*

Located in the ever popular Harold Wood is this three/ four bedroom character built home.

The property offers fantastic living space, including; two part lounge, spacious kitchen, four piece family bathroom and conservatory on the ground floor, plus a jack'n'jill en-suite cloakroom and three bedrooms with an additional room that can be used as a guest room, office, playroom and much more!

This semi-detached property offers a lean-to down the side of the property, offering shelter and storage with access to the rear garden which is spread over two levels, with raised paved patio and lower lawn area leading to shed and wood summerhouse.

### Viewing

Please contact our Upminster Office on 01708 321322 if you wish to arrange a viewing appointment for this property or require further information.

- CHARACTER BUILT PROPERTY
- SEMI-DETACHED
- THREE/ FOUR BEDROOMS
- CONSERVATORY EXTENSION AND LEAN TO
- SPACIOUS MODERN KITCHEN
- FOUR PIECE FAMILY BATHROOM
- MULTI-CAR DRIVEWAY
- TWO TIER RAER GARDEN WITH SHEDS



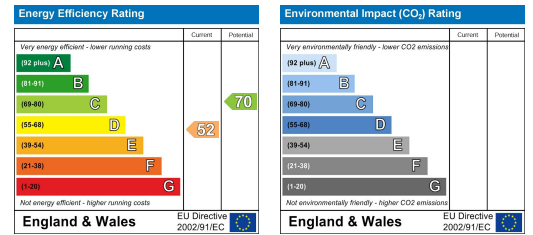
# Floor Plan



# Area Map



# Energy Efficiency Graph



Total floor area 108.7 m<sup>2</sup> (1,170 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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