



Jackdaw Close, Romford, RM3 0LW

Offers In Excess Of £425,000



**** THREE BED APARTMENT OF CIRCA 1100 SQ FT WITHIN SOUGHT AFTER MODERN DEVELOPMENT WITH ALLOCATED PARKING BY HAROLD WOOD STATION ****

*** GUIDE PRICE: £425,000 - £450,000 ***

OC Homes are delighted to offer to the sales market this stunning three bed, ground floor apartment within this sought-after modern development on Jackdaw Close, Harold Wood. The property is located within walking distance to Harold Wood Station (Elizabeth Line) as well as a number of local amenities. The property boasts lots of natural light, is well presented throughout and is one of the larger plots within the development at almost 1100 sq ft of internal accommodation.

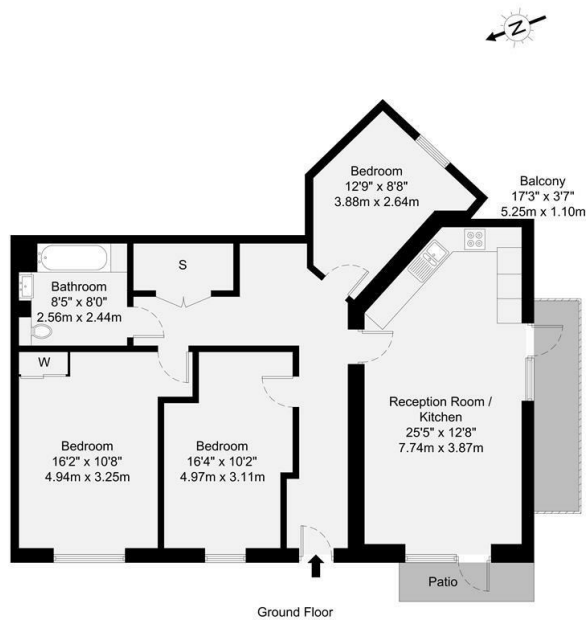
Accommodation comprises; entrance hall, open plan reception room with modern kitchen, access to two private patio spaces, three double bedrooms, and modern three piece bathroom suite. Further benefits include one allocated gated car parking space, low maintenance charges, and being within a well maintained block within the development. The property is one of the largest apartments within the development, and is bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- THREE BEDROOM APARTMENT
- CIRCA 1100 SQ FT
- TWO PRIVATE OUTDOOR SPACES
- MODERN FINISH THROUGHOUT
- GATED ALLOCATED PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER DEVELOPMENT

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
 The total floor area of the property
 101.4 sq m / 1091 sq ft

TOTAL STORAGE SPACE
 Storage and wardrobe floor area
 2.8 sq m / 30 sq ft

EXTERNAL FEATURES
 Garden, Balcony, Terrace, Driveway etc.
 5.7 sq m / 61 sq ft

RESTRICTED HEAD HEIGHT
 Limited clear areas under 1.9m
 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
 VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.