



**Colne Drive, Harold Hill, Romford, Essex**

**Guide Price: £375,000-£400,000**

*Freehold*

# Colne Drive, 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 bedrooms and a large wetroom/shower-room to the first floor. Fitted kitchen/diner and family lounge to the ground floor. The garden of approx. 50' mainly laid to lawn. Gated side access to the front where you have the front garden. This is a really lovely family home with lots of potential to add more value. The only thing needed initially is the flooring in the lounge and hallway which is currently the original tile. Gas central heating and double glazing. New carpets. Redecorated throughout. A blank canvas ready to make your own. 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 a few minutes 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. NO ONWARD CHAIN !!

## Ground Floor:

**Hallway:** UPVC part glazed door and window to front. Stairs to first floor. Door to lounge. Smooth ceiling. Electric meter cupboard. Honeywell heating control. Radiator. Neutral décor.

**Lounge:** 13'0" x 12'5". Large double-glazed window to front. Original tile flooring. Chimney breast. Radiator. Smooth ceiling. Neutral décor. Open to kitchen.

**Kitchen/Diner:** 16'4" x 9'5" Double glazed window to rear and door to rear garden. A range of wall and base units with ample storage. Range cooker with 5 ring gas hob and electric ovens with extractor over. 1.5 bowl stainless steel sink with drainer and mixer tap. Washing machine. Fridge/freezer. Large under-stair storage cupboard. Boiler housing. Smooth ceiling with 2 pendant lights. Vinyl flooring. Neutral décor.

## First Floor:

**Landing:** 8'5" x 7'9" into stairwell. Access to first floor accommodation and access to the loft. New fitted Carpet. Smooth ceiling. Neutral décor.

**Bedroom 1:** 11'2" x 10'3". Double glazed window to front aspect. New fitted carpet. Smooth ceiling with pendant light. Radiator. Neutral décor.

**Bedroom 2:** 11'7" x 9'9". Double glazed window to rear aspect. Built in wardrobe. New fitted carpet. Smooth ceiling with pendant light. Neutral décor.

**Bedroom 3:** 10'8" > 7'11 x 7'11". Double glazed window to front aspect. Built in wardrobe. New fitted carpet. Smooth ceiling with pendant light. Radiator. Neutral décor.

**Bath room / Wet-room:** 8'6" x 4'11. 2 x Double glazed frosted window to rear aspect. Walkin shower / wet area with floor drain and bi-folding screens. Handbasin. Low level W.C. Waterproof flooring. Neutral décor.

## Outside:

**Rear Garden:** 40' Approx (unmeasured). Commencing with small patio area rest mainly laid to lawn. Gated side access to the front.

## To Front of property:

Enclosed garden mainly laid to lawn with pathways to gated side entrances to rear garden.

Council Tax Band: C      EPC Rating: D

Local Council: London Borough of Havering.

Approximate gross internal area 69m<sup>2</sup> – 742 sq ft.

Perfect first home or buy to let investment,

NO ONWARD CHAIN !!

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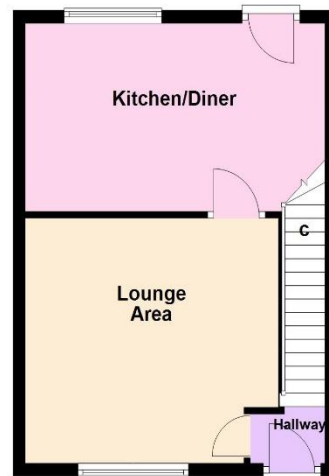


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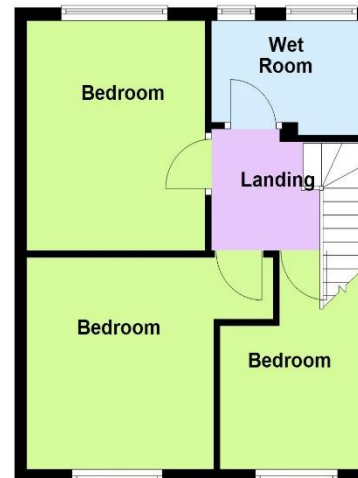


- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- First floor Wetroom/Shower
- 40' Garden (approx.)
- Gas Central Heating
- Double Glazing
- Good size family home
- Potential to expand (STPP)
- Close to shops, schools and good transport links

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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](mailto: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.

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