



Gubbins Lane, Harold Wood, RM3 0BL

Offers In Excess Of £475,000



**** 3 BEDROOM EXTENDED HOME BY HAROLD WOOD STATION WITH HUGE POTENTIAL. GOOD SIZE SEMI WITH GARAGE IN SOUGHT AFTER LOCATION WITH SCOPE TO IMPROVE - CHAIN FREE ****

OC Homes are delighted to present to the sales market this three bedroom semi-detached house with huge potential to create a dream family home with off street parking and garage in the sought-after Harold Wood area. The property is chain free and offers generous accommodation with huge scope for expansion and further development, giving any buyer a rare opportunity to acquire a property with lots of internal space in a highly desirable location. The new owner would have an ideal project home which can be added to, with scope for loft conversion, further rear extension, and double side extension to create a substantial family home (STPP).

The accommodation comprises; Ground Floor: Entrance hallway, double reception room, ground floor shower room, access to garage, large kitchen/ diner (part of rear extension), leading to second reception area to the rear (currently used as bedroom) with a great size (60ft long and 34ft wide) east facing garden with side return leading to garage. First floor: Three bedrooms, and three piece family bathroom suite with access to a sizeable loft space which can be converted to house another bedroom and bathroom (subject to usual permissions and regulations). Externally the property has a generous driveway with off-road car parking as well as access to the garage and a great size rear garden. There is potential to extend into and above the garage to create a double side extension for further accommodation (STPP).

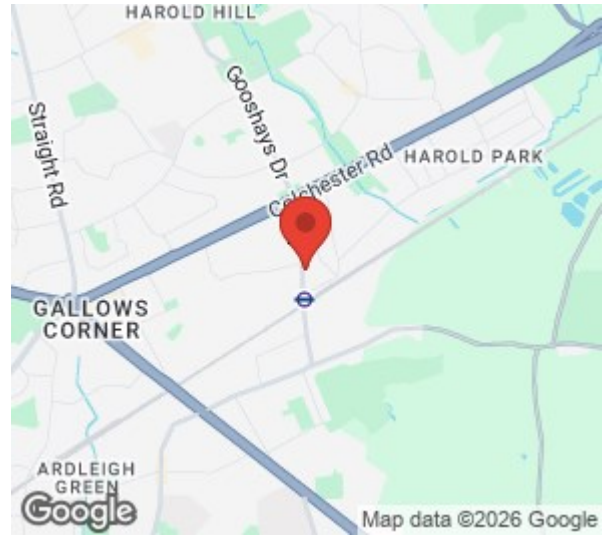
This property is offered chain free, and presents an opportunity for any buyer to acquire a good size house which is ideal for a family looking in a sought after location by Harold Wood Station with lots of potential to create a dream home. To arrange a viewing please call the OC Homes sales team now.

- EXTENDED HOME WITH HUGE POTENTIAL
- OFF STREET PARKING & GARAGE
- POTENTIAL FOR DOUBLE SIDE EXTENSION
- LARGE EAST FACING GARDEN
- CLOSE TO HAROLD WOOD STATION
- CHAIN FREE

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.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



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