



**Elliott Gardens, Harold Hill, Romford, Essex**

**Price: £425,000 - £450,000**

*Freehold*



# Elliott Gardens, Harold Hill, Romford, Essex

## Property Details:

If you are looking for a superb family home in the popular area of Harold Hill with potential to expand then you need to see this one! The property offers 3 bedrooms, first floor bathroom, fitted kitchen/diner, lounge with chimney and feature fire place with gas coal effect fire and a private rear garden of approx. 50' with garage, storage sheds and parking to the front for 2 vehicles. There is huge potential to expand this property (STPP). Located in a quiet road but with everything you need close by. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London. There are an abundance of shops and amenities within 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, people upsizing and investors. Viewing by appointment only.

## Ground Floor:

**Porch: 3'4" x 3'2"**. Part glazed brick-built porch with UPVC part glazed door to front. Solid wood internal door to hallway. Carpet.

**Entrance Hallway: 12'4" x 3'4"** – Double glazed window to side aspect. Access to ground floor accommodation and stairs to first floor. Fitted carpet. Radiator. Texture papered ceiling. Neutral décor.

**Lounge: 14'1" x 12'2"** – Double glazed window to front. Double doors to kitchen/diner and glazed door to hallway. Chimney breast with feature fire place and gas/coal effect fire. Fitted carpet. Radiator. Neutral décor.

**Kitchen/Diner: 17'10" x 8'7"** - Double window and French doors to rear garden. A range of wall and base units with plenty of storage. Large under-stair storage cupboard. Integrated fridge/freezer, integrated Bosch oven and induction hob with extractor over. Integrated dishwasher. Stainless steel sink with mixer tap and drainer. Space for Washing machine. Vaillant combi-boiler. Smooth ceiling with 2 spotlights. Wood flooring. Neutral décor.

## First Floor:

**Landing:** Access to first floor accommodation and loft. 2 x storage cupboards. Fitted Carpet. Texture papered ceiling. Neutral décor.

**Bedroom 1: 12'3" x 10'11"** - Double glazed window to front aspect. Built in storage cupboards. Texture papered ceiling. Radiator. Fitted carpet. Neutral décor.

**Bedroom 2: 11'8" x 8'9"** - Double glazed window to rear aspect. Built in cupboard. Fitted carpet. Texture papered ceiling. Radiator. Neutral décor.

**Bedroom 3: 9'2" x 6'11"** - Double glazed window to front aspect. Built in cupboard. Wood flooring. Chimney breast. Texture papered ceiling. Radiator. Neutral décor.

**Bathroom: 6'8" x 5'8"** - Double glazed frosted window to rear aspect. Panel bath with shower over and mixer taps. Low level W.C.. Hand basin. Radiator. Texture ceiling. Tiled to walls. Vinyl floor.

## Outside:

**Rear Garden** 50' Approx - Easy to maintain rear garden. Commencing with patio with the rest mainly laid to lawn with pathway and established border gardens. Secure gated side access to shared driveway and garage.

**Garage: 15'11" x 8'1"** – Brick built garage with wooden open out double doors. Door into garden. 3 x windows to garden aspect. Ideal for storage.

## To Front of property:

Concrete driveway with parking for 2 vehicles and shared side access to garage.

Council Tax Band: C      EPC Rating: C

Local Council: London Borough of Havering.

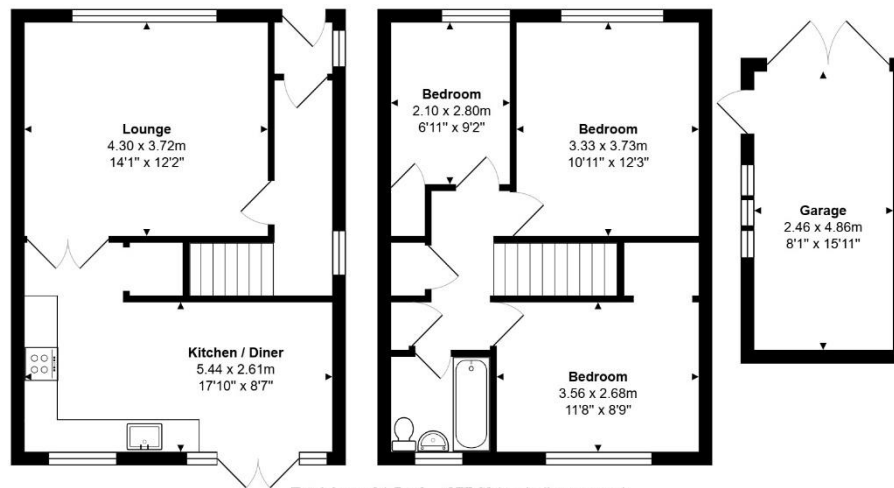
Approximate gross internal area 81m<sup>2</sup> – 871 sq ft.







- 3 Bedrooms
- Lounge with Fireplace
- Fitted Kitchen / Diner
- First Floor Bathroom
- 50' Garden (approx.)
- Gas Central Heating
- Quiet location
- Good transport links
- Huge potential
- Off Street Parking & Garage



Total Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup> (excluding garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
 Floorplan Copyright The Estate Agents Photographer  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### 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.