



**CHALK STREET /**

**Athelstan Road, Harold Wood, RM3**

Offers Over **£600,000**



**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Offered for sale with the added benefit of no onward chain, and ideally positioned just 0.3 miles from Harold Wood Elizabeth Line Station with excellent access to the A12 and A127, is this beautifully presented four-bedroom semi-detached house.

The internal accommodation commences with a welcoming hallway, with stairs rising to the first floor and useful storage space beneath.

The heart of the home is the impressive open-plan kitchen, dining and reception area, a spacious and versatile living space ideal for modern family living. Thoughtfully designed to maximise natural light via the overhead skylights and bi-fold doors opening onto the rear garden, this area offers an excellent flow throughout. The kitchen has ample worktop space, a range of wall and base units and room for all essential appliances.

There is a separate reception room, currently being used as an additional bedroom, offering flexibility for a variety of uses.

Further enhancing the ground floor is a practical utility room and a convenient downstairs W/C.

To the first floor, the property boasts four well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room.

A modern family bathroom completes the internal accommodation.

Externally, to the front, there is ample off street parking via the driveway with side gate access.

The rear garden is predominantly laid to lawn with a well sized outbuilding that boasts electricity and lighting making this space ideal for a variety of uses.

This home is ideally positioned to offer a convenient lifestyle, with excellent transport links, well-regarded local schools and Harold Wood Park all within easy reach. Viewing is highly recommended to appreciate all this home has to offer.

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.*

*Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*

Please note: In accordance with Section 21 of the Estate Agency Act 1979, we are obliged to inform all interested parties that the vendor of this property is an associate of an employee.



**CHALK STREET /**  
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- No Onward Chain
- Four Bedroom Semi-Detached House
- Well Presented Throughout
- Open Plan Kitchen / Dining / Reception Room
- Separate Utility Room
- Downstairs W/C
- Garage
- Off Street Parking with Side Access
- Walking Distance to Harold Wood's Elizabeth Line Station
- Close To Reputable Local Schools and Good Transport Links







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**Athelstan Road, Romford RM3**

Ground = 75.09 sq m / 808 sq ft  
 First = 48.95 sq m / 527 sq ft  
 Outbuilding = 15.34 sq m / 165 sq ft  
 Total = 139.38 sq m / 1500 sq ft

For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Chalk Street Estates - Sales**

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