



Highfield Road, Collier Row, Romford
3 Bedroom Terrace House

Guide Price : £400,000-£425,000

Freehold

Highfield Road, Collier Row, Romford – Superb 3 Bedroom Terrace House

Property Details:

Stylish, Spacious & Ready to Make Your Own! A superbly presented three-bedroom family home in the popular area of Collier Row, offering a fantastic combination of modern living, generous space and a great low-maintenance garden. Whether you're a first-time buyer taking your first step onto the property ladder, a growing family looking for more space, or a home mover looking to downsize without compromising on comfort, this welcoming home offers plenty to enjoy. The ground floor provides a bright and inviting family lounge, together with a stylish modern fitted kitchen/diner—a lovely space for everyday family life, entertaining friends or simply enjoying a relaxed meal together. Natural light flows throughout the home, creating a bright and comfortable atmosphere, while useful storage is available throughout. Upstairs are three well-proportioned bedrooms and a modern family bathroom, providing the flexibility today's families need. Outside, the low-maintenance rear garden is a real highlight. A large decked patio provides the perfect spot for 'al fresco' dining and summer entertaining, with steps leading up to an Astro-turfed lawn area offering an ideal space for children to play. Beyond this is a further shingle-covered area with a shed, which will remain—providing useful additional storage. The good-sized front garden is laid mainly to lawn and enclosed by a low wall, creating an attractive approach to the property. There is also side access from the front to the rear via a shared alleyway, with an additional brick-built storage shed situated alongside the rear garden. The location is equally appealing, with good schools, local shops, amenities and transport links all close by. For commuters and those travelling further afield, there is easy access to the A12, A127, M25 and other major road networks. Ready to move straight into and make your own, this is a home that offers space, flexibility and an easy lifestyle from day one. And for those looking for an even easier move, there is also the option to purchase the property fully furnished, subject to separate agreement. A home with broad appeal and plenty of potential for first-time buyers, families, home movers, downsizers and investors alike. If you're looking for a home that's stylish, practical, ready to move into and offers genuine flexibility for family life, this one deserves to be viewed.

Ground Floor:

Entrance from front of the property. Low walled garden with steps to front door.

Hallway: Part double glazed door and window to front. Stairs to first floor. Fitted carpet. Radiator. Smooth ceiling with modern central light. Double wooden/glazed doors to lounge. Neutral décor.

Lounge: 16'4" x 11'2" - Double glazed bay style window to front aspect. Part glazed double wooden doors to kitchen/diner. Wood flooring. Radiator. Smooth ceiling with pendant lighting. Neutral décor.

Kitchen/Diner: 14'11" x 9'2" – Double glazed windows and door overlooking garden. Lots of natural light. A wide range of modern fitted wall and base units giving plenty of storage space. 2 x Integrated electric ovens & hob with extractor over. Butler style sink with flexi mixer tap and drainer. Integrated under counter fridge and freezer. Integrated Indesit washing machine. Integrated dishwasher. Integrated high level microwave/grill. Radiator. Large under stair storage housing electric meter. Smooth ceiling with downlights. Wood flooring. Fitted with mood lighting to create a wonderful ambience in the evening. Neutral décor.

First Floor

First Floor Landing: - Access to all first-floor accommodation. Fitted carpet. Smooth ceiling with modern lighting. Access to loft which is insulated and part boarded for storage. Neutral décor.

Bedroom 1: 15'1" x 10'4" - Double glazed window to front aspect. Fitted wardrobes to one wall. Fitted carpet. Radiator. Texture ceiling with central lighting. Neutral décor.

Bedroom 2: 13'2" x 10'4". Double glazed window to rear aspect. Built in mirrored wardrobes. Radiator. Fitted carpet. Smooth ceiling with spotlights. Neutral Décor.

Bedroom 3: 9'11" x 6'4". Double glazed window to front aspect. Fitted carpet. Radiator. Smooth ceiling with modern light. Neutral Décor.

Bathroom: - Double glazed frosted window to rear aspect. Panel bath with mixer tap and shower over. Walk-in shower cubicle. Low level W.C. and vanity sink with storage surround providing lots of fitted storage. Tiled to walls and floor. Radiator. Fitted with mood lighting giving ambience for a relaxing bath or shower. Smooth ceiling with down lights. Neutral decor.

Outside:

Rear Garden: Approx 50' (unmeasured). Low maintenance rear garden commencing with large decked patio area perfect for 'Al Fresco' dining. Box housing gas meter. Steps up to the raised Astro lawn area, the rest laid to shingle with shed with power and light that will remain. The shed will include a drinks chiller and fridge/freezer. There is also a brick-built shed accessed via the side gate. Access to the front via side gate.

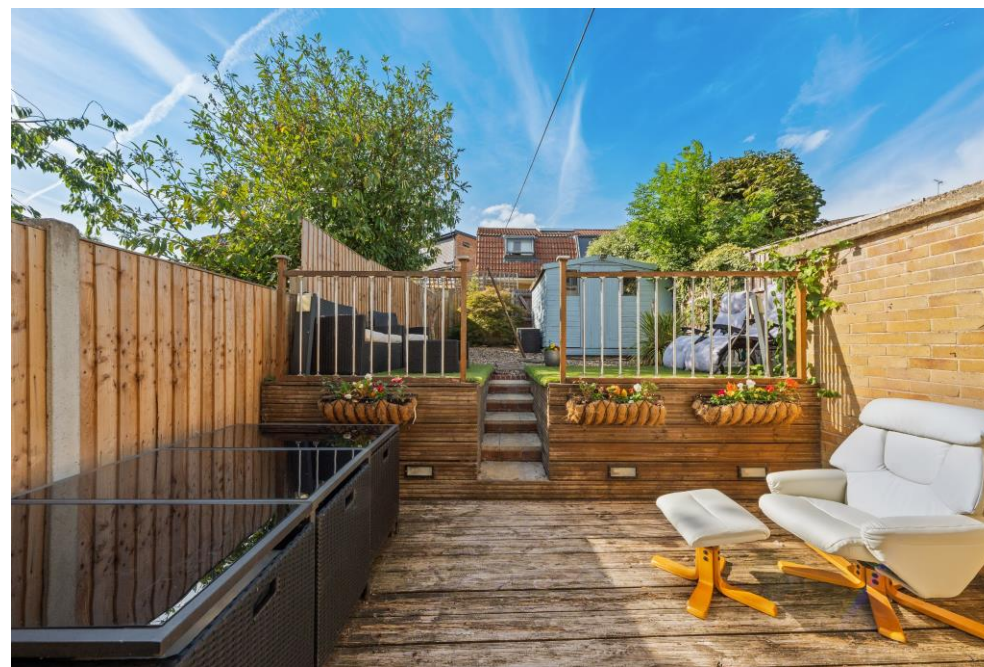
To Front of property: Walled front garden with lawns and steps up to the house. Gated side access to rear garden via shared alley.

Council Tax Band: C - **Local Council:** Havering. – **EPC:** C

Approximate gross internal area: 78.m2 – 839 ft2

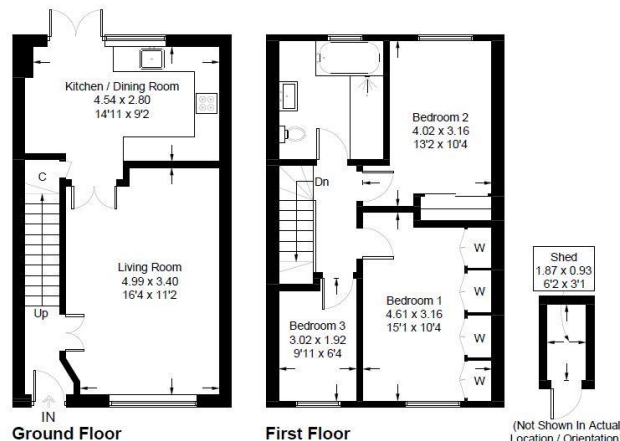
This lovely family home is well presented throughout and is located in an elevated position with views from the front of the property across to Canary Wharf. You can see for miles! Excellent access to road links M25 / A12 / A127. Close to good schools, shops and amenities.





- 3 Bedrooms
- Modern 4 Piece Bathroom
- Family Lounge
- Fitted Kitchen / Diner
- Gas Central Heating
- Double glazing
- Low Maintenance Rear Garden
- Garden to the Front
- Perfect First Home with Option for fully furnished
- Close to Shops, Good Schools, Local amenities & transport links

Highfield Road, RM5



Approximate Gross Internal Area
Ground Floor = 40.7 sq m / 438 sq ft
First Floor = 45.8 sq m / 493 sq ft
Shed = 1.7 sq m / 18 sq ft
Total = 88.2 sq m / 949 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1326447)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Keller Williams - Property Giant

3 Robjohns Road,
Chelmsford, Essex, CM1 3AG

T: 07532 164364

E: 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.