



KEVAN WIMBORNE POWERED BY **exp**™ UK

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Dunstable Close, Harold Hill, RM3

Guide Price £425,000

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Guide Price £425,000 - £450,000 freehold

eXp ref: KW0099

From the moment you step into the spacious entrance hall, it's clear this is a home that stands head and shoulders above the rest. Thoughtfully re-designed to maximise modern family living, this is one of those properties you walk into and immediately start planning where the furniture's going.

The heart of the home is the beautifully laid-out open-plan lounge and dining area, flowing effortlessly into the kitchen. It's a space made for real life — whether that's family time, relaxed evenings, or hosting friends — and it adapts perfectly to the demands of modern living. Underfloor heating, individually controlled for different areas, just adds to the final touch.

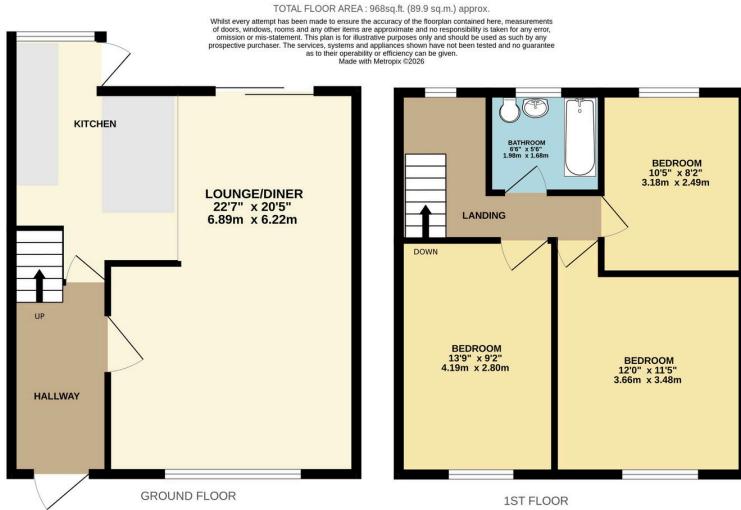
Upstairs, the home continues to impress with three genuine double bedrooms and a stylish family bathroom. There's also excellent additional storage in the boarded loft, complete with fitted ladder and housing the gas-fired combi boiler — practical space that families always appreciate.

Step outside and garden lovers are in for a real treat. The exceptionally large rear garden is a standout feature, offering a mix of mature trees, shrubs, lawned areas, a charming pond and even an enclosed timber BBQ area — perfect for summer evenings. There's also a substantial timber shed, ideal for a home office, gym, studio or creative space.

For those thinking ahead, the plot offers fantastic potential to extend (subject to planning), either to the side or rear, making this an ideal long-term home for a growing family.

Location-wise, you're well connected: Harold Wood Elizabeth Line station is approximately 10 minutes by car or 20 minutes by bus, with local shops and amenities conveniently close by.





- 3 DOUBLE BEDROOMS
- FABULOUS OPEN PLAN LIVING SPACE
- FITTED KITCHEN
- HUGE UNIQUE GARDEN
- GAS CENTRAL HEATING
- BATHROOM/WC
- LARGE TIMBER SHED/WORK SPACE
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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