



Penzance Gardens, Harold Hill, Romford, Essex

Guide Price: £375,000-£400,000

Freehold

Penzance Gardens, Harold Hill, Romford, Essex – 2 Bedroom Terrace House

Property Details:

Looking for your first home? Then you need to come and see this well-presented 2-bedroom terrace house! Offering, 2 double bedrooms, bathroom with separate W.C. to the first floor. Fitted kitchen/diner and family lounge to the ground floor. The low maintenance garden of approx. 50' has been arranged with patios and shingle areas with a decked area at the end. Gated side access to the front where you have the equally low maintenance front garden. Overlooking a beautiful tree lined green to the front. This is a really lovely family home with lots of potential to add more value and expand as your family grows. Gas central heating and double glazing. New stair carpet. Redecorated throughout. A blank canvas ready to make your own. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London (Elizabeth Line). There are an abundance of shops and amenities within a few minutes 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 deer 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 and also investors.

Ground Floor:

Hallway: 5'8" into stairwell x 4'4". Double glazed door to front. Stairs to first floor. Door to lounge. Electric meter cupboard. Smooth ceiling with pendant light. Radiator. Neutral décor.

Lounge: 13'1" x 12'4". Large double-glazed window to front. Wood flooring. Chimney breast. Radiator. Smooth ceiling with spotlight. Neutral décor. Door to kitchen.

Kitchen/Diner: 13'1" x 9'1" Double glazed window to rear and door to inner lobby. A range of wall and base units with ample storage. Integrated oven and gas hob with extractor over. Stainless steel sink with drainer and flexi-mixer tap. Space for washing machine. Space for fridge/freezer. Tiled splashbacks. Cupboard housing gas meter. Smooth ceiling with spotlight. Tile floor. Neutral décor. Door to:

Inner Lobby: 6'9" x 3'2". Double glazed door to rear gardens. Door to cupboard housing boiler. Door to under-stair storage. Tile floor. Smooth ceiling with central light. Neutral décor.

First Floor:

Landing: 8'5" x 8'3" into stairwell (L-Shaped). Access to first floor accommodation and access to the loft. Large storage cupboard. Wood flooring. Smooth ceiling with pendant light. Neutral décor.

Bedroom 1: 18'6" x 10'9". 2 x double glazed window to front aspect. Wood flooring. Smooth ceiling with central light. Radiator. Neutral décor.

Bedroom 2: 11'7" x 9'10". Double glazed window to rear aspect. Built in wardrobe. Wood flooring. Smooth ceiling with pendant light. Neutral décor.

Bathroom: 5'8" x 4'11". Double glazed frosted window to rear aspect. P-shaped bath with shower over and glass shower screen. Handbasin. Wood flooring. Radiator. Texture ceiling with central light. Neutral décor.

Separate W.C.: 4'11" x 2'5". Double glazed frosted window to rear aspect. Low level W.C. Wood flooring. Texture ceiling with central light. Neutral décor.

Outside:

Rear Garden: 50' Approx (unmeasured). Commencing with patio area rest mainly laid to shingle with decked patio at rear. Shed to remain. Gated side access to the front.

To Front of property:

Enclosed garden mainly laid to lawn with pathways, shingle and side access to rear garden.

Council Tax Band: C EPC Rating: D

Local Council: London Borough of Havering.

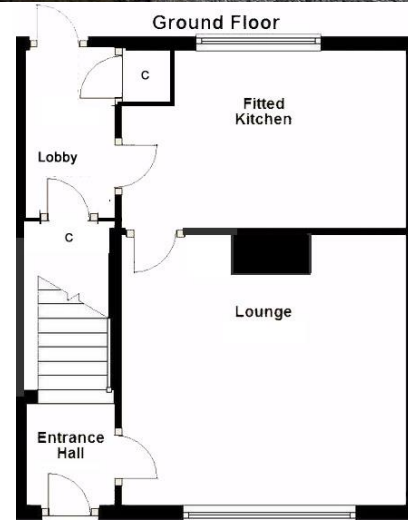
Approximate gross internal area 66m² – 710 sq ft.

Perfect first home or buy to let investment,

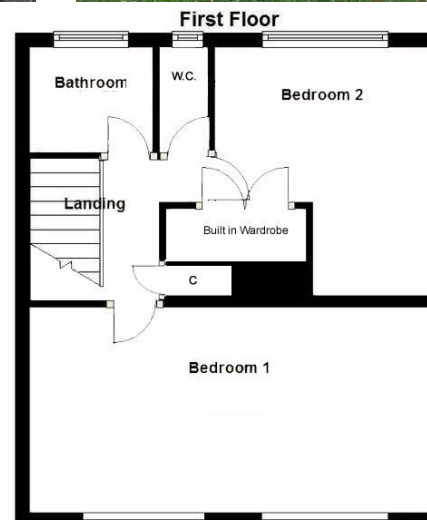




- 2 Double Bedrooms
- Lounge
- Fitted Kitchen / Diner
- First floor Bathroom
- Separate W.C.
- 50' Garden (approx.)
- Gas Central Heating
- Double Glazing
- Good size family home
- Potential to expand (STPP)
- Close to shops, schools and good transport links



For illustration purpose only. Not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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.