



Church Road

Harold Wood, Romford, RM3 0JX

Guide Price £450,000

Freehold

- SEMI DETACHED FAMILY HOME
- FORMAL LOUNGE & MODERN KITCHEN/DINER
- THREE GOOD SIZE BEDROOMS
- MODERN FAMILY BATHROOM
- STUNNING SOUTH FACING REAR GARDEN
- IDEAL GARDEN ROOM/HOME OFFICE
- WALKING DISTANCE OF MAINLINE STATION
- VIEWING HIGHLY RECOMMENDED
- EPC - AWAITING EPC



For more information or an appointment to view

01708 748956 or **info@accordhomes.co.uk**

* * * GUIDE PRICE: £450,000 TO £475,000 * * *

STYLE AND CONVENIENCE... Located within walking distance of Harold Wood Station, due to be part of the upcoming Crossrail 'Elizabeth Line' is this beautiful three bedroom family home. The property provides good sized accommodation throughout with warm lounge and modern kitchen/diner to the ground floor continuing to the first floor where you will find three well proportioned bedrooms and quality family bathroom. Externally the benefits continue with stunning, south facing rear garden measuring approx. 75' as well as off street parking to the front. The location of this property could not be any more convenient not only being close to road/rail links into London but also shops, schools and bus routes into Romford town centre. To fully appreciate the location and quality of property on offer call today and arrange a viewing.

Entrance Porch

Double glazed entrance door with double glazed window to side, fitted carpet, further traditional style part opaque glazed entrance door into;

Entrance Hall

Double glazed window to flank, stairs rising to first floor, radiator, vinyl flooring to hallway and fitted carpet to stairs.

Lounge 14' 0" x 12' 0" (4.27m x 3.66m)

Double glazed half square bay window with attractive plantation style shutters, radiator, dual alcove storage units, fitted carpet.

Kitchen/Diner 17' 9" x 9' 10" (5.40m x 3.00m)

Two double glazed windows to flank plus further double glazed window and door to rear, modern range of white high gloss wall and base level units with ample roll edged work top surfaces over with matching upstands and inset single drainer sink unit and mixer tapsink, range of integrated appliances including fridge/freezer, dishwasher, washer/dryer and electric hob with oven under and extractor over, peninsular bar unit, large under stair built in storage cupboard, radiator, inset ceiling spot lighting, tiled flooring,

First Floor Landing

Access to loft, fitted carpet, access to all rooms.

Bedroom One 13' 11" x 11' 11" (4.24m x 3.63m)

Double glazed half square bay window with attractive plantation shutters, radiator, fitted carpet.

Bedroom Two 9' 7" x 7' 3" (2.91m x 2.20m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three 7' 10" x 7' 4" (2.40m x 2.23m)

Double glazed window to rear, radiator, fitted carpet.

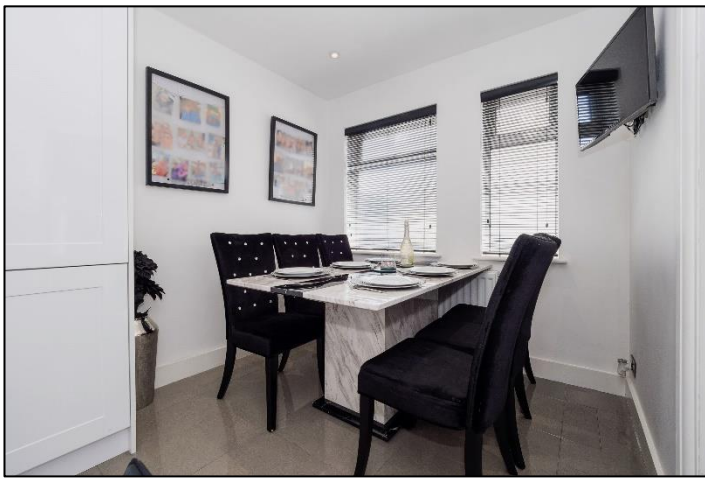
Family Bathroom 7' 8" x 6' 6" max (2.33m x 1.98m)

Quality white suite comprising of I-shaped panelled shower bath with independent overhead shower, vanity wash hand basin with storage below and low level WC, tiled walls with inset mosaic border design, chrome heated towel rail, inset ceiling spot lighting, tiled flooring.

Rear Garden

A beautiful south facing rear garden that measures approximately 75' in length, overlooked from the rear and backing on to the ingrebourne valley. The garden commences with an excellent raised terrace with feature glazed balustrade, steps lead down to a further lower sun trap patio ideal for Al-Fresco dining, the remainder is laid neatly to lawn with personal pathways to either side that give access to:





Garden Room/Summer House/Home Office 13' 5" x 9' 7" (4.09m x 2.91m)

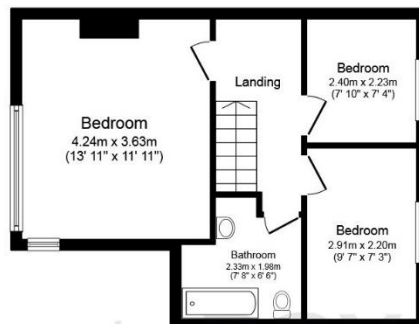
An excellent addition that has a multitude of uses including garden room/summer house/gymnasium or most appropriately in the current climate a home office. Double glazed double doors from the garden with two further full height double glazed windows to front, inset ceiling spot lighting and laminate flooring.

Frontage

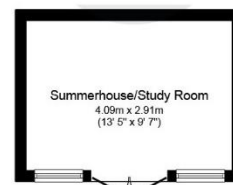
Attractively block paved with contrasting border design that provides ample off street parking.



Ground Floor



First Floor



Outbuilding

Total floor area 93.0 sq.m. (1,001 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.