



Colne Drive

Harold Hill, Romford, RM3 9JX

Guide Price £275,000

Freehold

- CASH BUYERS ONLY
- ORLIT CONSTRUCTED
- SEMI DETACHED HOUSE
- SPACIOUS THROUGH LOUNGE
- THREE GOOD SIZE BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC -



For more information or an appointment to view

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

* * * GUIDE PRICE £275,000 to £300,000 * * *

CASH BUYERS ONLY – CASH BUYERS ONLY – CASH BUYERS ONLY

An excellent opportunity to acquire this 'Orlit' constructed semi-detached property that is the ideal addition to any landlord's portfolio. The well presented and deceptively spacious accommodation includes an entrance hall, a fine through lounge and kitchen to the ground floor along with three good size bedrooms and shower room to the first. Externally, the features continue with easily maintainable front and rear gardens. A full internal inspection is highly recommended to appreciate this excellent investment opportunity offered with no onward chain.

Entrance Porch

Opaque glazed entrance door with matching side lights, parquet style flooring, traditional 'Caroliner' style entrance door into:

Entrance Hall

Double glazed window to side, stairs rising to first floor with attractive turned balustrade and recessed storage under, double radiator, coved and textured ceiling, laminate floor covering.

Lounge/Diner 23' 4" x 13' 3" narrowing to 11' 2" (7.11m x 4.05m > 3.42m)

Two double glazed windows to front, two double glazed windows to rear, exposed brick fireplace with wooden mantle, tiled hearth and gas fire, two double radiators, coved cornice to ceiling, laminate floor covering.

Kitchen 11' 6" x 8' 4" (3.50m x 2.53m)

Double glazed window to rear and stable style door to flank, range of wall and base level units with ample roll edged work top surfaces over, inset stainless steel single drainer sink unit with mixer tap, recess for free standing cooker with extractor hood over, recess for further appliances, tiled splashback, built in metre cupboard, further built in understair storage cupboard, coved cornice to ceiling.

First Floor Landing

Double glazed window to side, attractive turned balustrade, built in storage cupboard, coved and textured ceiling, laminate floor covering.

Bedroom One 11' 0" x 8' 9" + fitted wardrobes (3.35m x 2.67m)

Two double glazed windows to front, range of fitted wardrobes to two walls, coved cornice to ceiling, double radiator, vinyl floor covering.

Bedroom Two 11' 7" x 9' 11" (3.53m x 3.01m)

two double glazed windows to rear, built in double wardrobe, coved cornice to ceiling, double radiator, laminate floor covering.

Bedroom Three 8' 6" x 8' 1" (2.58m x 2.47m)

Double glazed window to front, double radiator, built in over stair storage cupboard, coved cornice to ceiling, vinyl floor covering.

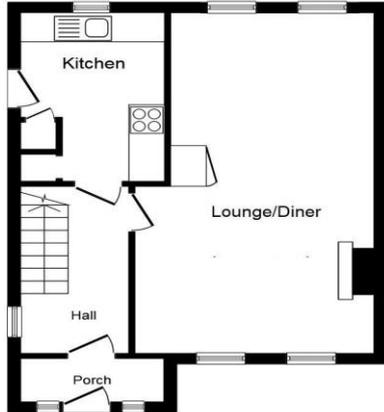
Shower Room 7' 8" x 6' 6" (2.34m x 1.97m)

Opaque double glazed window to rear, further opaque double glazed window to side, white suite comprising of low level WC, pedestal wash hand basin and enclosed corner shower cubicle, fully tiled walls in two tone ceramics with inset border design, heated towel rail, built in airing cupboard housing wall mounted combination 'Baxi' boiler, tiled flooring.

Rear Garden

The rear garden measures approximately 40' in length and easily manageable. Commencing with a lower tier block paved patio that extends to the side and gives access via brick arched and wrought iron gateway. The garden further extends to a secondary level being attractively block paved and providing raised flower beds, beyond a dwarf retaining wall is a further paved area with a further raised flower border, brick built storage shed, ornamental garden lighting and external water supply.





Ground Floor



First Floor

Total floor area 86.0 sq. m. (926 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.