



## Colne Drive

Harold Hill, Romford, RM3 9JX

**Guide Price £300,000**

Freehold

- NON STANDARD 'ORLIT' CONSTRUCTION
- SEMI DETACHED HOUSE
- SPACIOUS OPEN PLAN LOUNGE/DINER
- FULL WIDTH CONSERVATORY
- MODERN FITTED KITCHEN
- UTILITY ROOM
- THREE GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- NO ONWARD CHAIN
- EPC - D



For more information or an appointment to view

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

**\* \* \* GUIDE PRICE: £300,000 - £350,000 \* \* \***

**NON STANDARD CONSTRUCTION – ORLIT CONSTRUCTED PROPERTY WITH  
EXTREMELY LIMITED MORTGAGE AVAILABILITY**

This well presented a deceptively spacious semi detached house is located within a short stroll of local amenities and under a mile from Harold Wood mainline station that will soon benefit from the Elizabeth Line (Crossrail) direct London connections. The accommodation currently provides an open plan lounge/diner leading through to a spacious full width conservatory along with a modern fitted kitchen and utility room to the ground floor. To the first there are three good sized bedrooms together with a modern family bathroom. Externally, the property provides an ideal entertainment garden with decked terrace and workshop along with off street parking to the front. Offered with no onward chain the property is the ideal buy to let investment for cash buyers as mortgage availability is extremely limited due to the construction.

**Entrance Porch**

Part opaque double glazed entrance door, inset ceiling spot lighting, fitted carpet, further part opaque double glazed lead light and stained entrance door into:

**Entrance Hall**

Double glazed window to side, stairs rising to first floor with attractive turned balustrade and recessed storage under, coved cornice to ceiling, double radiator, vinyl wood effect flooring.

**Open Plan Lounge/Diner** 23' 0" x 13' 4" max (7.00m x 4.06m)

Double glazed window to front, double glazed double doors with matching full height side lights to rear, coved cornice to ceiling, built in storage cupboard, two double radiators, fitted carpet.

**Conservatory** 18' 7" x 9' 10" (5.67m x 3.00m)

Double glazed full height windows to rear along with double glazed double doors to rear, opaque double glazed roof, double radiator, air conditioning unit, laminate flooring.

**Kitchen** 11' 6" x 7' 11" (3.50m x 2.42m)

Double glazed window to rear, part double glazed door to side, a range of wall and base level units including drawer stack unit, ample roll edged work top surfaces with matching upstands, inset stainless steel one and a half bowl sink unit with mixer tap, integrated ceramic hob with extractor over and adjacent mid height double oven, recess for dishwasher and fridge freezer with built in cupboard over, further built in storage cupboard, wall mounted boiler serving domestic hot water and central heating system, coved cornice to ceiling, tiled walls with inset border design, tiled floor covering.

**Utility Room** 17' 7" x 5' 6" (5.36m x 1.68m)

Upvc door with opaque double glazed side light to front and part opaque double glazed door with opaque double glazed side light to rear, a range of wall and base level units with ample roll edged work top surfaces over, recess and plumbing for appliances, tiled splashback, laminate floor covering.

**First Floor Landing**

Double glazed window to side, attractive turned balustrade, coved cornice to ceiling, built in storage cupboard, fitted carpet.







**Bedroom One** 13' 2" x 11' 0" (4.01m x 3.35m)

Two double glazed windows to front, a range of fitted furniture including bed bridging unit, low level storage and wall mounted storage, a further built in double wardrobe, coved cornice to ceiling, fitted carpet.

**Bedroom Two** 14' 5" x 9' 10" (4.40m x 3.00m)

Two double glazed windows to rear, built in double wardrobe, coved cornice o ceiling, fitted carpet.

**Bedroom Three** 8' 7" x 8' 1" (2.61m x 2.47m)

Double glazed window to front, coved cornice to ceiling, radiator, fitted carpet.

**Family Bathroom** 7' 9" x 6' 11" (2.36m x 2.10m)

Opaque double glazed window to rear and side, a quality white suite comprising of a panelled jacuzzi bath with mixer tap and independent thermostatically controlled shower over and glazed screen, vanity wash hand basin with storage under and low level WC, fully tiled walls in contrasting ceramics and border design, chrome heated towel rail, vinyl floor covering.

**Rear Garden**

The rear garden measures approximately 30 in length and commences with an immediate block paved patio, leading on from here is a raised deck area with large ornamental fish pond, exterior lighting, to one side is an ideal workshop measuring 10' 9" x 3' 3" (3.27m x 0.98m) power and lighting supplied along with an additional secure storage shed measuring 10' 9" x 3' 3" (3.27m x 0.98m).



**Frontage**

Totally paved to provide off street parking.

**Agents Notes**

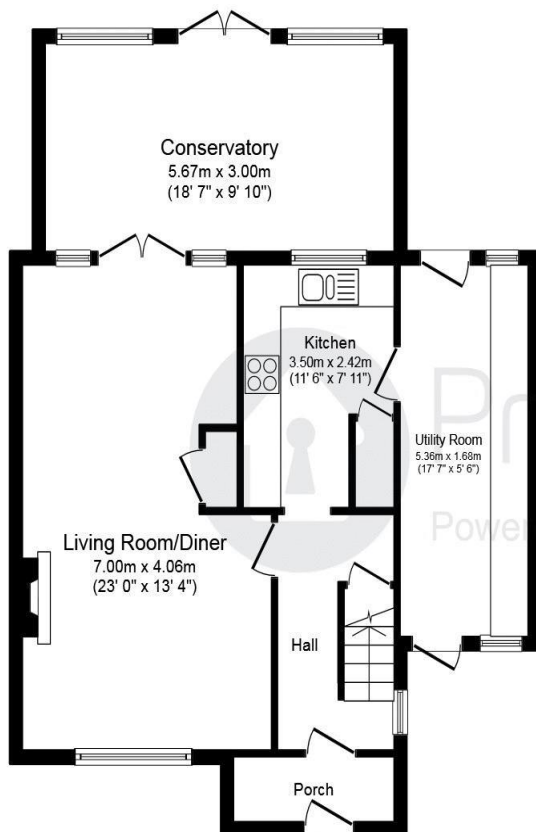
Please note this property is of non-standard construction being an 'Orlit' type local authority property and will require a cash purchaser or a buyer with suitable loan to value in regards to the raising of a mortgage against this property it will be the duty of interested parties to check with their lender in regards to this before in-curing any costs or further steps this could result as not applicable for mortgage purpose.



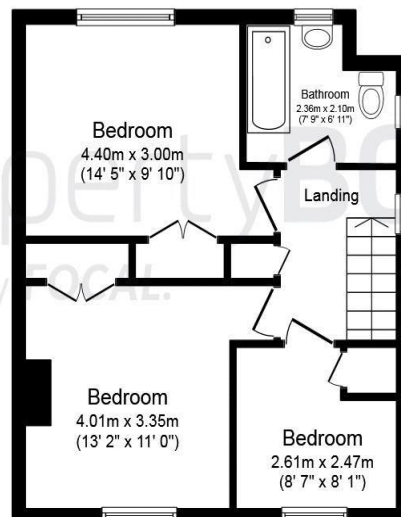




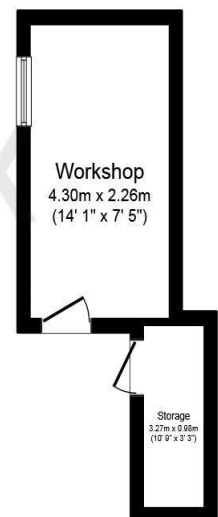
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		59
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 127.0 sq. m. (1,367 sq. ft.) approx

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

