



**Henbane Path, Harold Hill, Romford, Essex**

**Price: Offers in excess of: £400,000**

*Freehold*

# Harold Hill, Romford, Essex

## Property Details:

We are delighted to bring to the market this lovely COMPLETELY REFURBISHED and modernised home in the popular area of Harold Hill. The property offers 3 good size bedrooms, family bathroom, fitted kitchen open plan to dining and lounge and a good size rear garden of approx. 40' with secure gated access and space for parking at rear. Everything is new, from Roof to floor, to walls, to garden, to central heating and windows. Brand new fitted kitchen, bathroom and Ground floor W.C. No work to do just move in and enjoy your new home. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations (Elizabeth Line) for trains into London. 30 minutes to Stansted & Southend Airports. There are an abundance of shops and amenities within 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 reindeer 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 buy to let investors. Viewing by appointment only.

## Ground Floor:

### Entrance Hall: 14'2" x 5'11"

Access to ground floor accommodation, stairs to first floor. Wood flooring. Radiator. Smooth ceiling with down lights. Smoke detector. Neutral décor.

### Ground floor W.C.: 4'11" x 2'9"

Low level W.C. and hand basin. Fitted mirror wall cupboard and range of matching chrome accessories. Half tiled to walls. Laminate wood flooring. Heated towel rail. Extractor fan. Smooth ceiling. Neutral décor.

### Kitchen/dining area: 15'5" x 8'4"

Double glazed window to front aspect. A range of wall and base units with plenty of storage. Integrated electric oven and gas hob with extractor over. Stainless steel sink with mixer tap and drainer. Space for Washing machine and dishwasher. Tiled splashback. Cupboard that houses the boiler. Radiator. Laminate wood flooring. Smooth ceiling with down lights. Neutral décor. Open plan from kitchen/dining area to lounge.

### Lounge area: 14'7" x 12'3"

Double glazed window and French doors to rear garden. Laminate wood flooring. Vertical radiator. Smooth ceiling with down lights. Neutral décor. Total open plan area space is 28'10" x 14'7".

## First Floor:

### Landing 10'10" x 5'10"

Access to first floor accommodation. Laminate wood flooring with sound proof underlay. High ceiling with high level double glazed windows. Smoke detector. Smooth ceiling. Neutral décor.

### Bedroom 1: 14'6" x 9'2"

2 x Double glazed windows to rear aspect. Radiator. Laminate wood flooring. Smooth ceiling with down lights. Neutral décor.

### Bedroom 2: 13'8" x 8'3"

Double glazed window to front aspect. Laminate wood flooring. Radiator. Smooth ceiling with down lights. Neutral décor.

### Bedroom 3: 8'0" x 6'11"

Double glazed window to front aspect. Built in cupboard. Laminate wood flooring. Radiator. Smooth ceiling with down lights. Neutral décor.

### Bathroom: 8'2" x 4'10"

Double glazed high level frosted windows to rear aspect. Panel bath with shower over and shower screen. Low level W.C. and hand basin. Heated towel rail. Range of matching chrome accessories and back lit vanity mirror. Tiled ¾ to walls and tiled floor. Down light. Access to small loft/storage space.

## Outside:

### Rear Garden 40' Approx

Newly laid garden to rear. Commencing with decked area with night lighting, lawned area with path to rear parking area. Gated secure access to Farringdon Avenue.

### To Front of property:

Low walled front garden with small border area for plants.

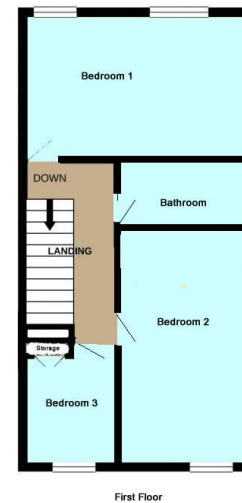
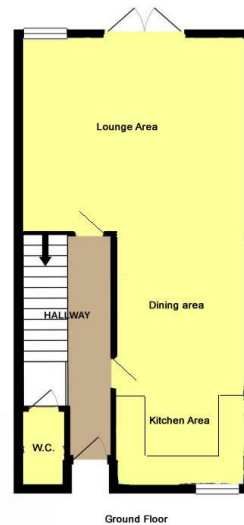
Council Tax Band: C - Local Council: London Borough of Havering.

Approximate gross internal area 77m<sup>2</sup> – 829 sq ft.





- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Family Bathroom
- Ground floor W.C.
- 40' Garden
- Gas Central Heating
- Double glazing
- Good transport links
- Fully refurbished throughout



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer**  
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