



Dudley Road, Harold Hill, Romford, Essex

Price: £350,000 Offers In Excess of
Freehold

Dudley Road, Harold Hill, Romford, Essex

Property Details:

We are delighted to bring to the market this lovely family home in the popular area of Harold Hill. The property offers 2 double bedrooms, first floor shower-room with separate W.C., fitted kitchen/diner, family lounge and a good size rear garden of approx. 70' with secure gated side access from both sides to the front. There is huge potential to expand this property (STPP). Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London. 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, those looking for a project, and investors. Viewing by appointment only. NO ONWARD CHAIN.

Ground Floor:

Porch: 7'7" x 3'3". Double glazed half brick purpose built porch with stable style door to front. Door to main entrance hallway.

Hallway: 4'7" x 4'1". Stairs to first floor. Door to lounge. Fitted carpet.

Lounge: 13'0" x 11'10"
Double glazed window to front. Fitted carpet. Radiator. Texture ceiling. Neutral décor.

Kitchen/Diner: 13'2" x 8'5"
Double glazed window to rear. A range of wall and base units with plenty of storage. Integrated AEG double oven/grill and gas hob with extractor over. Stainless steel sink with drainer. Washing machine. Vinyl flooring. Combi Boiler (newly installed Feb 2023). Door to inner lobby with large under-stair storage cupboard and additional large storage cupboard to right. Double glazed door to side/rear garden. Texture ceiling. Neutral décor.

Inner Lobby: 3'11" x 3'7"
Double glazed door to side/rear garden. 2 x large storage cupboards, under stair storage 6'11" x 3'0" and additional storage cupboard 3'0" x 2'6"..

First Floor:

Landing: 8'6" x 7'5" into stairwell.
Double glazed window to side. Access to first floor accommodation and loft. Fitted Carpet. Neutral décor.

Bedroom 1: 18'7" x 10'8"
Double glazed window to front aspect. Fitted wardrobes to one wall plus further built in storage cupboard over stairs. Texture ceiling. 2 x Radiators. Fitted carpet. Neutral décor.

Bedroom 2: 10'3" x 9'9"
Double glazed window to rear aspect. Built in wardrobe. Second loft hatch. Fitted carpet. Texture ceiling. Neutral décor.

Shower room: 5'8" x 5'4"
Double glazed frosted window to rear aspect. Walk in shower cubicle with fold down seat. (Newly installed shower). Hand basin. New Radiator. Tiled to walls. Vinyl floor.

Separate W.C.: 4'11" x 2'4"
Double glazed frosted window to rear. Low level W.C.. Tiled to walls. Vinyl floor.

Outside:

Rear Garden 70' Approx
Established rear garden. Commencing with patio area the rest mainly laid to lawn with trees, plants and shrubs. Large shed and greenhouse to remain. Large integrated storage cupboard. Secure gated side access from both sides of the property to the front..

To Front of property:

Hard standing paved for parking. Two secure gated side entrances to rear garden.

Council Tax Band: C EPC Rating: C

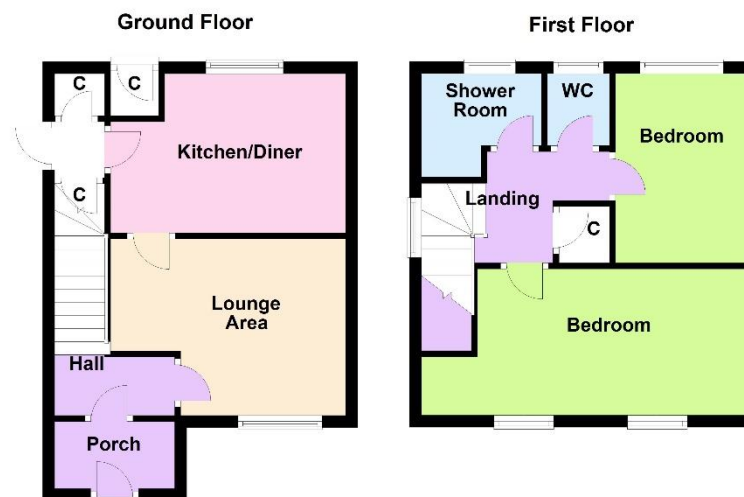
Local Council: London Borough of Havering.

Approximate gross internal area 65m² – 699 sq ft.





- 2 Double Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Inner lobby with 2 x storage cupboards
- First floor shower room
- Separate W.C.
- 70' Garden
- Gas Central Heating (Brand new boiler)
- Huge potential
- Needs some updating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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.