



Daventry Road, Harold Hill, Romford, Essex

Guide Price: £400,000-£450,000

Freehold

Davenry Road, Harold Hill, Romford, Essex – 4 Bedroom Semi-Detached House

Property Details:

We are delighted to bring to the market this lovely family home in the popular area of Harold Hill. The property offers 4 double bedrooms, first floor bathroom, fitted kitchen/diner, family lounge and lots of space spread for a larger family, spread over 3 floors. In addition it offers a good size rear garden of approx. 50' with Summer House and Shed to remain. Gated side access to the front where you have off street parking for 2 vehicles on the block paved driveway. This is a really good size family home with lots of potential to add more value. Easy access to A12 / M25 / A127 and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London (Elizabeth Line). 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 to upsize and also investors.

Ground Floor:

Porch: 5'7" x 4'7". Brick built porch with part glazed door to front. Double glazed window to side and door to main entrance hallway. Wood flooring. Smooth ceiling with coving and downlights.

Hallway: 5'10" x 5'3". Stairs to first floor. Door to lounge. Wood flooring. Radiator. Texture ceiling with coving. Electric meter cupboard. Neutral décor.

Lounge: 15'1" > 12'2" x 12'5". Double glazed window to front. Wood flooring. Chimney breast. Radiator. Dado rail. Smooth ceiling with ceiling rose. Neutral décor. Door to kitchen.

Kitchen/Diner: 19'1" x 9'0" Double glazed window to side. A range of wall and base units with display cabinets, drink/wine cupboard, drawer unit and plenty of storage. Gas Range cooker with extractor over. 1 and ½ bowl Sink with drainer. Space for Washing machine. Space for dishwasher. Space for fridge/freezer. Under-stair storage cupboard housing Combi Boiler. Double glazed French doors to rear garden. Smooth ceiling with down lights. Tiled floor. Neutral décor. Door to bedroom 4:

Bedroom 4: 11'5" x 9'4" Double glazed window to rear. Fitted carpet. Built in wardrobe. Smooth ceiling with downlights. Neutral décor. .

First Floor:

Landing: 16'2" x 8'5" into stairwell. Double glazed window to side and further double glazed window to front. Access to first floor accommodation and stairs to loft room. Fitted Carpet. Neutral décor.

Bedroom 1: 11'7" x 10'9". Double glazed window to front aspect. Fitted wardrobes to one wall. Texture ceiling with coving. Dado rail. Radiator. Fitted carpet. Neutral décor.

Bedroom 2: 11'7" x 9'9". Double glazed window to rear aspect. Built in wardrobe. Fitted carpet. Texture ceiling with coving and ceiling rose. Neutral décor.

Bath room: 8'6" x 4'10". Double glazed frosted window to rear aspect. P-shaped bath with shower over. Glass shower screen. Hand basin. Low level W.C. Fully tiled to walls and floor.

Second Floor:

Loft Room / Bedroom 3: 15'7" x 8'10". (restricted height to sides). Two V-Lux windows to rear aspect. Wood panelling to walls and wood flooring. Built in wardrobes to one wall. Storage built into eaves. Smooth ceiling with down lights. Radiator.

Outside:

Rear Garden 40' Approx. Covered patio area from the kitchen leading to further patio area the rest of the garden mainly laid to lawn with trees, plants and shrubs. Large log cabin and shed to remain. Gated side access to the front.

Summerhouse: 21'8" x 8'9". Double glazed windows and door. Insulated. Fitted carpet. Power and light.

Storage Shed: 9'0" x 5'0". Storage shed with power perfect for storing gardening equipment etc.

To Front of property:

Block paved driveway for parking. Gated side entrances to rear garden.

Council Tax Band: C EPC Rating: D
Local Council: London Borough of Havering.
Approximate gross internal area 100m² – 1076 sq ft.





- **3 Double Bedrooms PLUS Loft Room**
- **Lounge**
- **Fitted Kitchen / Diner**
- **First floor Bathroom**
- **40' Garden with Summer House and Shed to remain**
- **Gas Central Heating**
- **Double Glazing**
- **Good size family home**
- **Off street parking**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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