



**Bridgwater Road, Harold Hill, Romford, Essex**

**Guide Price: £425,000-£450,000**

*Freehold*



# Bridgwater Road, Harold Hill, Romford, Essex – 3 Bedroom End Terrace House

## Property Details:

Welcome to this stunning, modern, three-bedroom open-plan home in the heart of Harold Hill, Romford, Essex. The ground floor boasts a spacious, contemporary layout featuring a magnificent fitted kitchen, a large lounge area, and an elegant island/breakfast bar perfect for dining and entertaining guests. Additional conveniences include a ground floor cloakroom and a first-floor bathroom. The useful loft space, accessible via a drop ladder, is equipped with light and power, offering great versatility. The superb garden is a true retreat, complete with a log cabin, sauna, and hot tub, all to remain for your enjoyment. With off-street parking at the front, this home is as practical as it is beautiful. Located close to transport links, schools, and the A12 / A127 / M25 roadways and regular bus services to Harold Wood / Romford & Gidea Park Stations for trains into London (Elizabeth Line), this property ensures easy access to anywhere you need to go.

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. Being sold with the added benefit of NO ONWARD CHAIN. The property has new roof, new boiler, new kitchen and has been completely refurbished to high standard.

## Ground Floor:

**Porch:** Entrance to the property from front via open Storm porch.

**Open Plan Living / Dining / Kitchen: 22'5" x 20'10"**. Large open plan modern living area: Consisting of lounge area, dining area and kitchen. Entrance area with stairs to first floor. Large tiled flooring with underfloor heating. Spacious lounge area with large double glazed windows to front aspect. Giving plenty of natural light. To the centre is the large Breakfast/Dining island and dining area. With lots of storage under, low level diner lighting for mood creating warm ambience whilst you entertain. Then to rear is the magnificent fitted kitchen. Plenty of eyelevel and base units for storage. Integrated oven and hob with extractor over. Sink with drainer and mixer tap. Space for dishwasher and washing machine. Space for fridge/freezer. Double glazed windows overlooking the garden. Smooth ceiling with down lights throughout. Door to inner lobby.

**Inner lobby: 5'11" x 5'2"**. Double glazed French doors to garden, door to ground floor cloak room, Plus under stairs storage cupboard. Tiled to walls and floor. Smooth ceiling.

**Ground floor Cloakroom/W.C. : 4'7" x 2'5"**. Low level W.C. and vanity hand basin with storage under. Tiled to walls and floor. Smooth ceiling with down lights.

## First Floor:

**Landing:** 12'10" x 9'4" L-shaped. Double glazed window to rear aspect. Access to first floor accommodation and loft. Wood flooring. Smooth ceiling with downlights. Neutral décor.

**Bedroom 1:** 13'10" x 11'4". Double glazed window to front aspect. Fitted wardrobes. Smooth bespoke ceiling with mood lighting. Radiator. Wood flooring. Neutral décor.

**Bedroom 2:** 13'10" x 9'1". Double glazed window to front aspect. Built in wardrobe. Wood flooring. Radiator. Smooth ceiling with wall lights. Neutral décor.

**Bedroom 3:** 9'3" x 7'11". Double glazed window to rear aspect. Built in wardrobe. Wood flooring. Smooth ceiling. Neutral décor.

**Bathroom:** 6'8" x 6'5". Double glazed frosted window to rear aspect. P-shaped bath with shower over and mixer tap. Hand basin. Low level W.C. Fully tiled to walls and floor. Heated towel rail. Extractor fan.

**Loft Space :** 14'6" x 9'11". (restricted height to sides). V-Lux windows to rear aspect. Wood panelling to walls and wood flooring. Built in storage at one end (9'11" x 6'4"). Drop Ladder, power & light.

## Outside:

**Rear Garden** 42' Approx. Commencing with patio area from the kitchen. There is a lawned area and path leading to further patio area where the Log Cabin, Sauna and Hot Tub are located. There are border gardens with established trees, plants and shrubs. Large log cabin with Sauna Room to remain. Traditional Hot Tub also to remain. Gated side access from the upper patio to the front.

**Log Cabin: 16'11" x 9'5"**. Bespoke Cabin with Sauna Room, Shower and lounging area. Power and light plus log burner for heat.

## To Front of property:

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

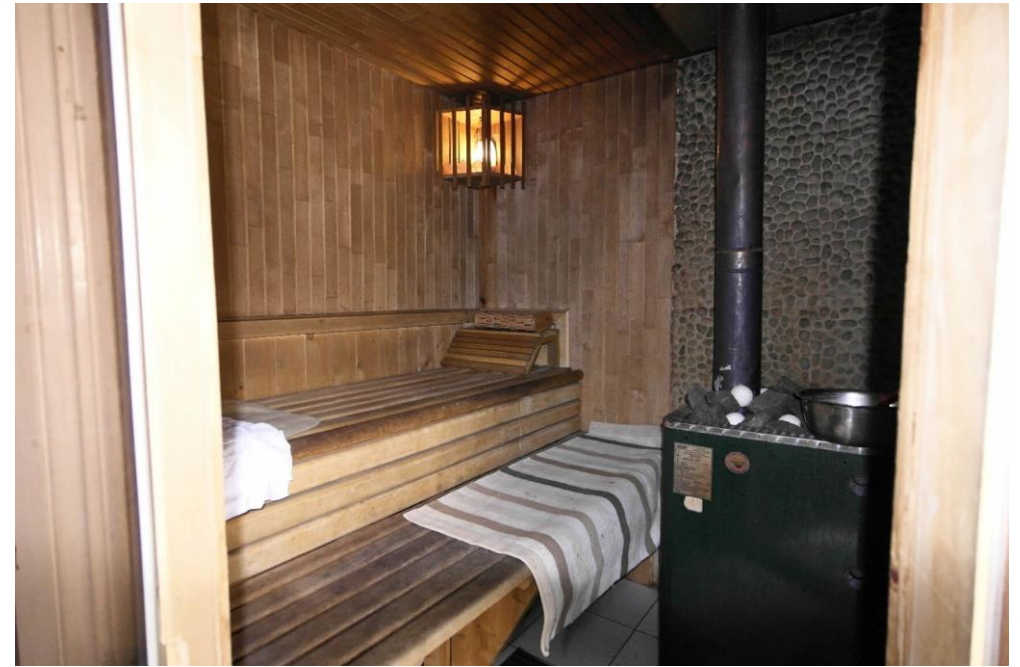
Council Tax Band: C      EPC Rating: C  
Local Council: London Borough of Havering.  
Approximate gross internal area 87m<sup>2</sup> – 936 sq ft.

**NO ONWARD CHAIN**



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- 3 Bedrooms
- Modern Open Plan Living/ Lounge/Diner/Kitchen
- Ground Floor Cloakroom/W.C.
- First floor Modern Bathroom
- Useful loft space
- 42' Garden with Log Cabin / Sauna & Hot Tub to remain
- Gas Central Heating
- Double Glazing
- Good size family home
- Off street parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**NO ONWARD CHAIN**