

Myrtle Road, Harold Hill, Romford, Essex

Price: Guide Price: £350,000- £375,000

Freehold

Myrtle Road, Harold Hill, Romford, Essex – 4 Bedroom End Terrace House

Property Details:

This is a lovely large family home in the popular area of Harold Hill. The property offers 4 bedrooms, large first floor bathroom, new fitted kitchen/Breakfast room, large lounge/diner and lots of space for a family. The rear garden is paved for minimal maintenance and has a brick built workshop with power and light plus a brick built BBQ. To the front is block paved front garden with ornate railings and gated entrance. This is a really good size family home in a quiet cul-de-sac type inset with green area to the front. 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 and buy to let investors. The property is being sold with NO ONWARD CHAIN! CASH BUYERS ONLY

Ground Floor:

Porch: Large covered storm porch with UPVC door to main hallway..

Hallway: 12'5" x 10'9" L-shaped. Double glazed window to front and side.. Access to ground floor accommodation and stairs to first floor. Tiled flooring, carpet to stairs.

Ground Floor W.C.: 6'5 x 2'11. Low level W.C. Hand basin and mirror storage wall cupboard. Tiled floor. Frosted window to hall area. Neutral décor.

Bedroom 4: 12'6" x 11'8". 2 x floor to ceiling double glazed windows overlooking rear garden. New Wood flooring. Radiator. Neutral décor.

Lounge/Diner: 16'0 x 12'10". Floor to ceiling double glazed window to rear and further double glazed patio doors to rear garden. New Wood flooring. Radiator. Neutral Décor.

Kitchen: 14'8" x 10'4". Three large double glazed windows to front aspect. Brand new fitted modern kitchen. Ample eye level and base units including 2 x drawer base units. Large gas range cooker with hob over. Butler style sink with mixer tap and drainer. Dishwasher. Radiator. Tiled flooring and splash backs.

First floor

Landing. 10'11" x 9'7" L-shaped. Access to bedrooms, bathroom and loft hatch. Fitted carpet. Two large built in storage cupboards. Neutral décor.

Bedroom 1: 13'11" x 11'9". 2 x double glazed windows to rear. Fitted mirror wardrobe to one wall. Fitted carpet. Radiator. Neutral décor.

Bedroom 2: 10'2" x 6'9". Double glazed patio doors to flat roof. Fitted carpet. Radiator. Neutral décor.

Bedroom 3: 8'9" x 8'7". Double glazed window to front aspect. Two built in cupboards. Fitted carpet. Radiator. Neutral décor.

Bathroom: 10'11" x 5'5". Double glazed frosted window to front aspect. Three piece bathroom suite with large bath with shower over. Hand basin. Low level W.C.. Fully tiled to walls and floor. Radiator.

Outside:

To the rear: Low maintenance rear garden fully paved. Brick built workshop and BBQ area with storage. Large rear gated access to rear service road.

To the front: Small block paved front courtyard type garden with attractive wrought iron railings and gate.

Located in walking distance to shops, schools, doctors and all amenities. Excellent travel links by both public transport and road. Harold Wood Station with the new Elizabeth Line is just 5 minutes away and both Stansted and Southend Airports are within approx. a 30 minute drive. A12 / A127 / M25 routes are all within a couple of minutes of the property so good access to anywhere.

EPC rating: D - Council Tax Band: C – local council - London Borough of Havering
Approximate gross internal area 76m² – 818 sq ft.

This property offers much potential to add value but is already a great size family home. Ready for you to move in and make your own!

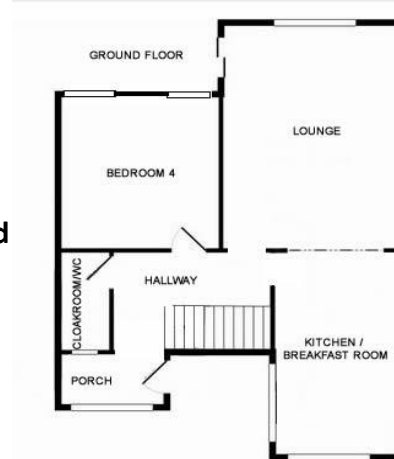
NO ONWARD CHAIN



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- 4 Bedrooms
- Lounge / Diner
- New Kitchen / Breakfast Room
- Large Family Bathroom
- 30' Low maintenance rear Garden with Brick built shed and Brick built BBQ to remain
- Gas Central Heating
- Double Glazing
- Gated rear access
- Close to good transport links, schools, amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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.

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