

## Larchwood Avenue, Romford - RM5 2QL

Guide Price £450,000 - £475,000 Freehold

NO ONWARD CHAIN • SOUTH FACING REAR GARDEN • LARGER THAN AVERAGE 'NASH' HOUSE • CLOSE TO 'OUTSTANDING' CLOCKHOUSE PRIMARY SCHOOL • MODERN KITCHEN & SHOWER ROOM • GROUND FLOOR WC

**\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*** A fantastic opportunity is available with this spacious 3-bedroom semi-detached house, offered with no onward chain. This larger-than-average 'Nash' house is situated just moments away from Clockhouse Primary School, rated 'Outstanding' by Ofsted. The modern kitchen and shower room, along with the convenient ground floor WC, make this an ideal family home. Additionally, the property is conveniently located for local amenities, and transport connections enhancing its appeal.

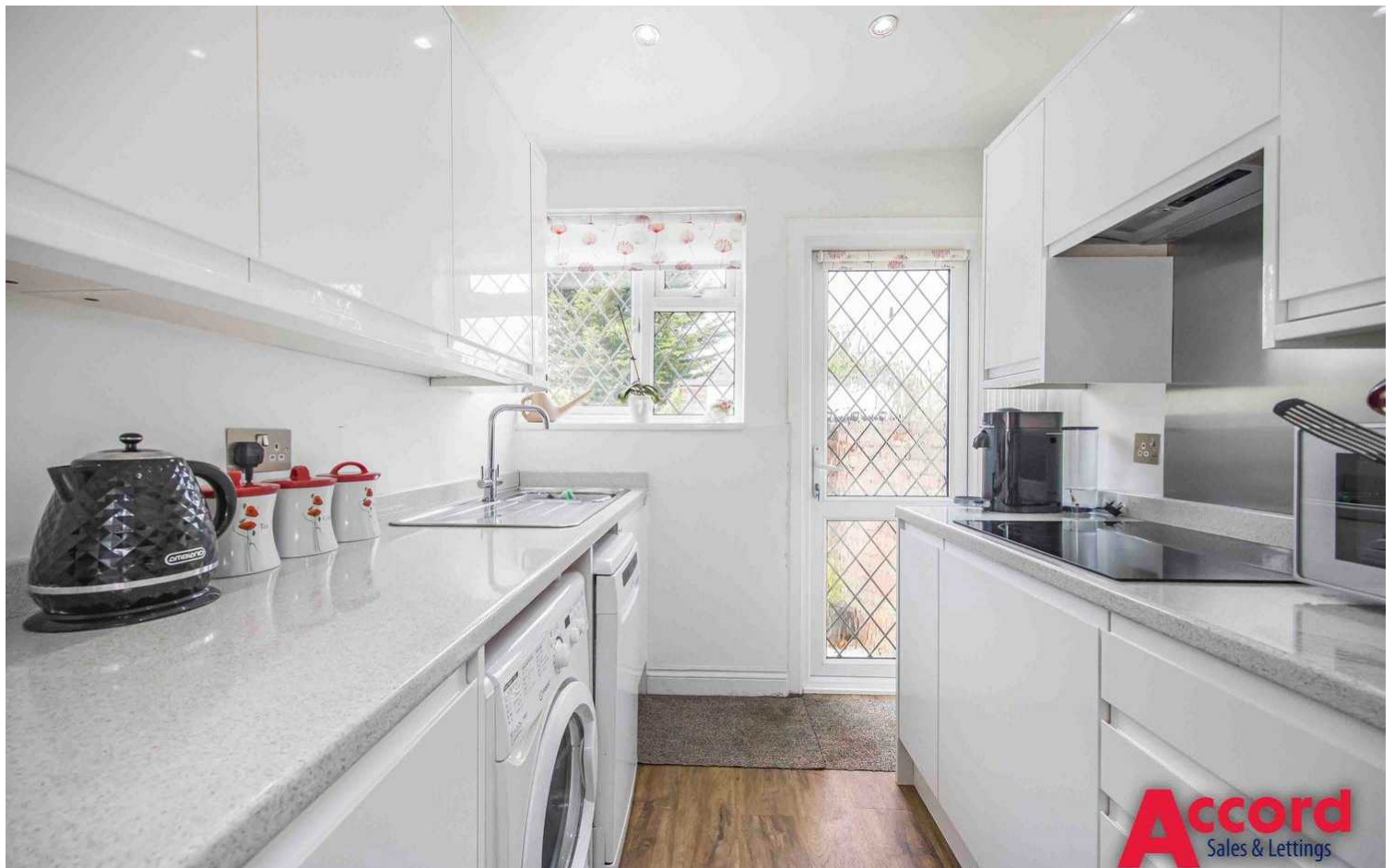
The outside space is a true highlight of this property, featuring a south-facing rear garden exceeding 80ft with established borders, including plants, shrubs, and rose bushes. Perfect for outdoor entertainment and relaxation, the generously sized garden offers a tranquil retreat. Whether soaking up the sun or hosting gatherings, the lush greenery and well-maintained exterior elevate the appeal of this residence, providing a harmonious blend of indoor comfort and outdoor serenity. In addition, the property has off-street parking for one car, with the option to create additional parking in the future, and it benefits from a detached garage accessed via a shared driveway.

Collier Row benefits from transport connections to Romford (Elizabeth Line) and Hainault (Central Line). The area is served by supermarkets, restaurants, independent businesses, and other local amenities. Collier Row is popular with families due to its abundance of green spaces, with Havering Country Park and Bedford's Park nearby.

Council Tax band: D

Tenure: Freehold





### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven.

Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

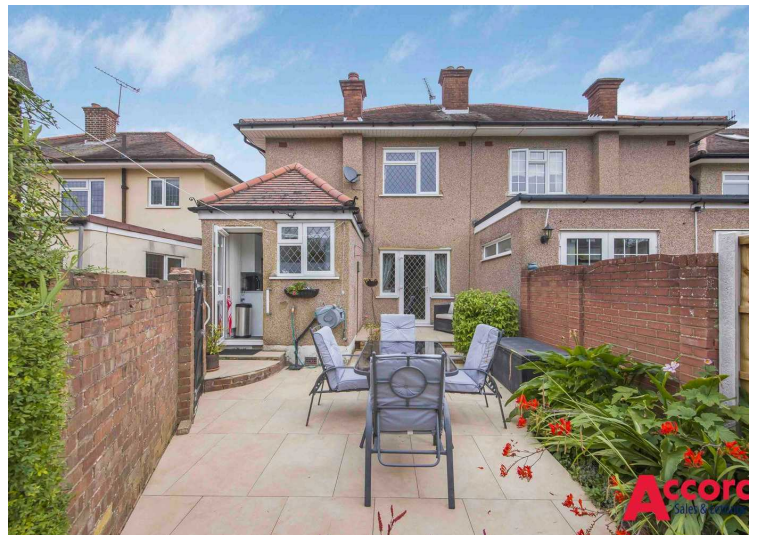
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect.

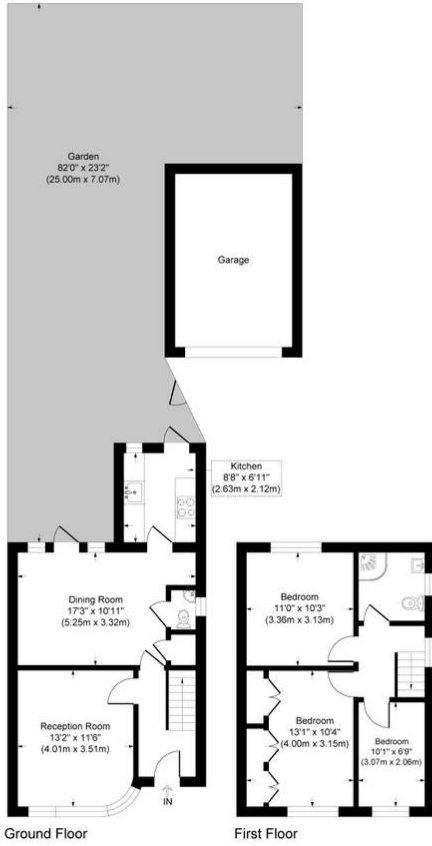
Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing





## Larchwood Avenue

Approximate Gross Internal Area  
 Ground Floor = 43.6 sq m / 470 sq ft  
 First Floor = 39.2 sq m / 423 sq ft  
 Total = 82.8 sq m / 893 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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