



PERIOD  
HOMES

Westbarn House Pages Lane, Romford. RM3 0NF

Guide Price £1,200,000



# Westbarn House Pages Lane

Romford, Romford

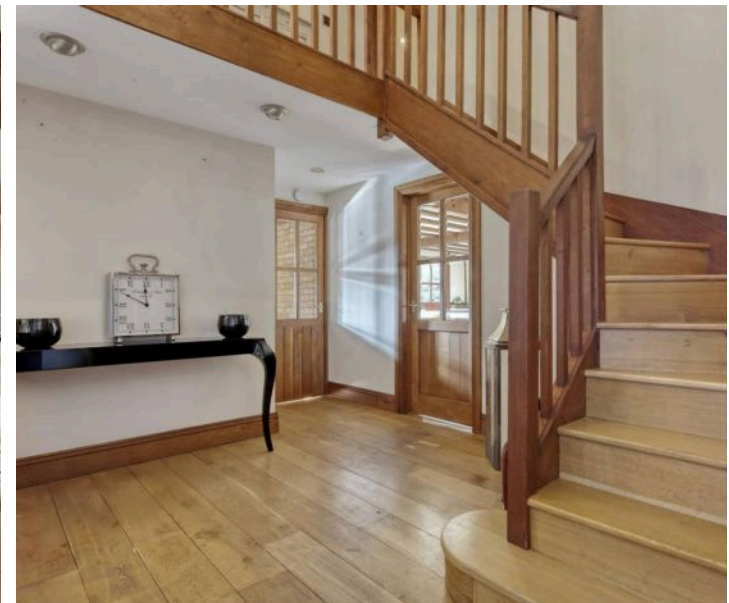
GUIDE PRICE: £1,200,000 - £1,250,000 Set behind secure gates, this impressive Grade II listed barn conversion - one of two adjoining barns - offers an exceptional blend of space and character. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- FOUR BEDROOMS, TWO BATHROOMS
- SET BEHIND SECURE GATES
- IMPRESSIVE BARN CONVERSION
- ANNEXE/OUTBUILDING
- WALKING DISTANCE OF HAROLD WOOD STATION
- GRADE II LISTED







## Westbarn House Pages Lane

Harold Wood, Romford

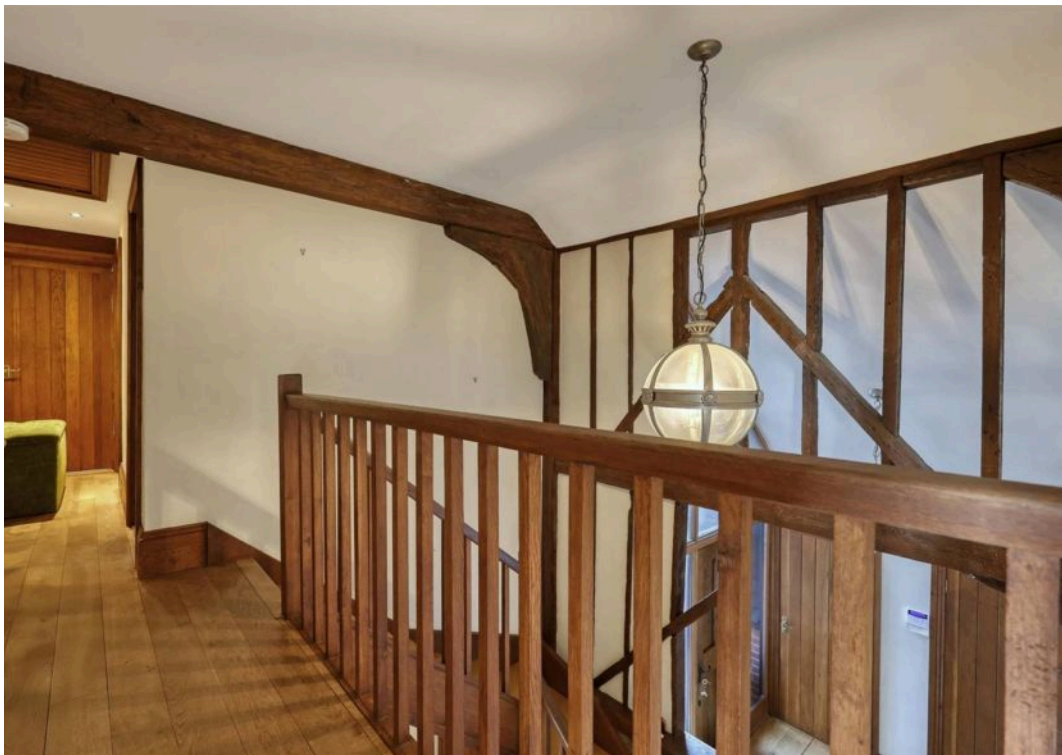
Set behind secure gates, this impressive Grade II listed barn conversion – one of two adjoining barns – offers an exceptional blend of space, character, and convenience, situated on the edge of Harold Wood with scenic rural outlooks while remaining within easy reach of town amenities. The property features characterful living accommodation across two floors, complemented by an annexe/outbuilding, ideal for a home office, gym, or guest accommodation.

The heart of the home is the superb open-plan kitchen/dining room, fitted with bespoke cabinetry and integrated appliances, seamlessly flowing into the beautifully presented living spaces. A spacious sitting room, with Inglenook fireplace complete with a wood-burner provides a cosy space, while a further reception room offers additional flexibility. The ground floor also benefits from a well-appointed utility room, cloakroom, and ample storage.

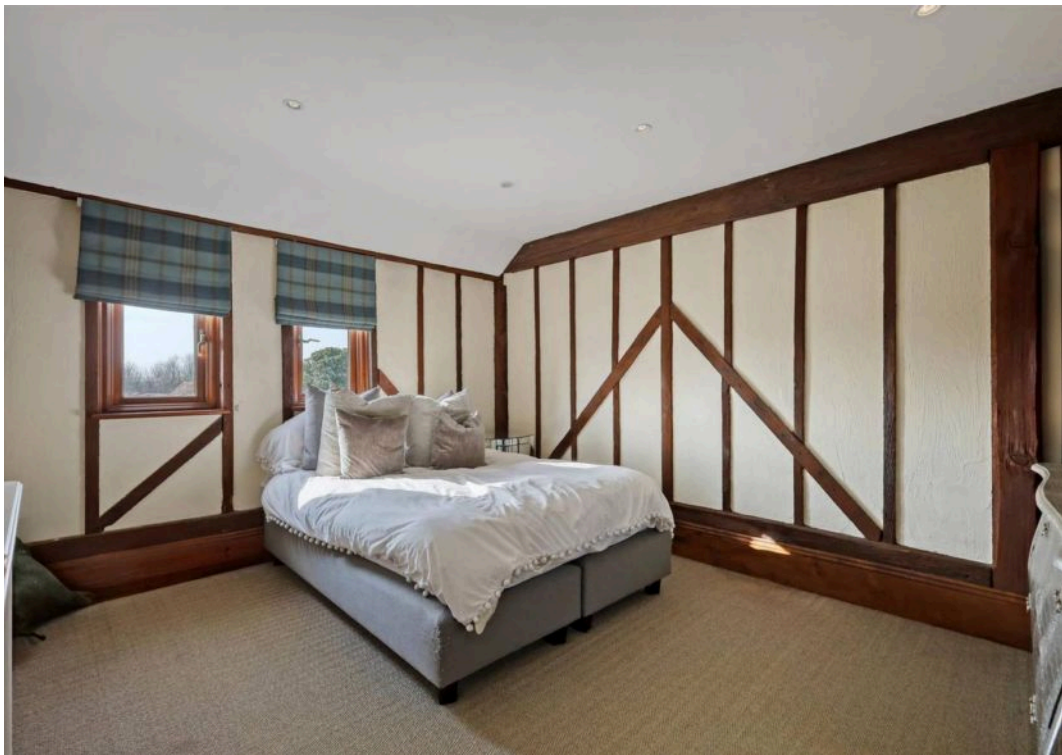
Upstairs, the master bedroom boasts a walk-in wardrobe and en-suite bathroom, with three further double bedrooms served by a modern family bathroom. The external space is equally impressive, featuring a generous driveway providing ample parking, a double garage, and landscaped gardens offering a peaceful outdoor setting.

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- ANNEXE/OUTBUILDING















# PAGES LANE, HAROLD WOOD

Approx. Gross Internal Area 279.4 Sq M ( 3007.5 Sq Ft )



## PERIOD HOMES



### Ground Floor

Approx. 108.3 sq. metres (1165.6 sq. feet)



### First Floor

Approx. 92.5 sq. metres (995.6 sq. feet)



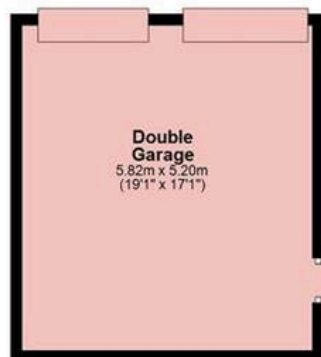
### Sub-basement

Approx. 48.4 sq. metres (520.5 sq. feet)



### Garage

Approx. 30.3 sq. metres (325.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

## About Us

From charming cottages to country estates, all our homes have a story to tell. 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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PERIOD  
HOMES

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