

Fantastic Location!
Newhall Drive Harold
Wood Romford RM3
OEP £650,000
Freehold

haart
HAROLD WOOD



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Ref: HRT029808585

Fantastic Location! Set on the popular Newhall Drive in Harold Wood is three bedroom detached home ideally situated close to the nearby Crossrail Station and Local High Street. Being Sold with no chain! Call Now

- **Living Room**
- **Dining Room**
- **Kitchen**
- **Three Bedrooms**
- **Large Bathroom**
- **Garage & Driveway**
- **Large Mature Garden**
- **No Onward Chain**



Porch

Inner door to entrance hall and lighting.

Entrance Hall

Picture rail, radiator, cloakroom and doors to:

Kitchen 11'10" x 12'1" (3.61m x 3.68m)

Narrowing to 7'10,

Wall and base units, one and half bowl sink unit and airing cupboard.



Dining Room 8'2" x 13'8" (2.49m x 4.17m)
Radiator and secondary glazing.

Bedroom One 10'10" x 15'10" (3.3m x 4.83m)
Picture rail, double glazed window to front and two built-in wardrobes.

Bedroom Two 11'2" x 13'8" (3.4m x 4.17m)
Double glazed bay window to front, radiator and picture rail.

Bedroom Three 11'8" x 8'10" (3.56m x 2.69m)
Built-in wardrobes, window to side, radiator and picture rail.

Bathroom 8'11" x 9'7" (2.72m x 2.92m)
Window to side, bidet, low level WC, radiator, panelled bath with shower over, wash hand basin and loft access.

Exterior

Front Garden 38' x 25'2" (11.58m x 7'67m)
Hedge, flower beds, paved and tarmacked drive leading to garage.

Rear Garden 38'0" x 75'0" (11.58m x 22.86m)
Shed, patio, lawn with an array of plants and shrubs, side access.

Garage 6'5" x 18'5" (1.96m x 5.61m)

Location

From Station Road turn right into Gubbins Lane, left into The Drive and right into New Hall Drive. The property can be found on the left hand side.

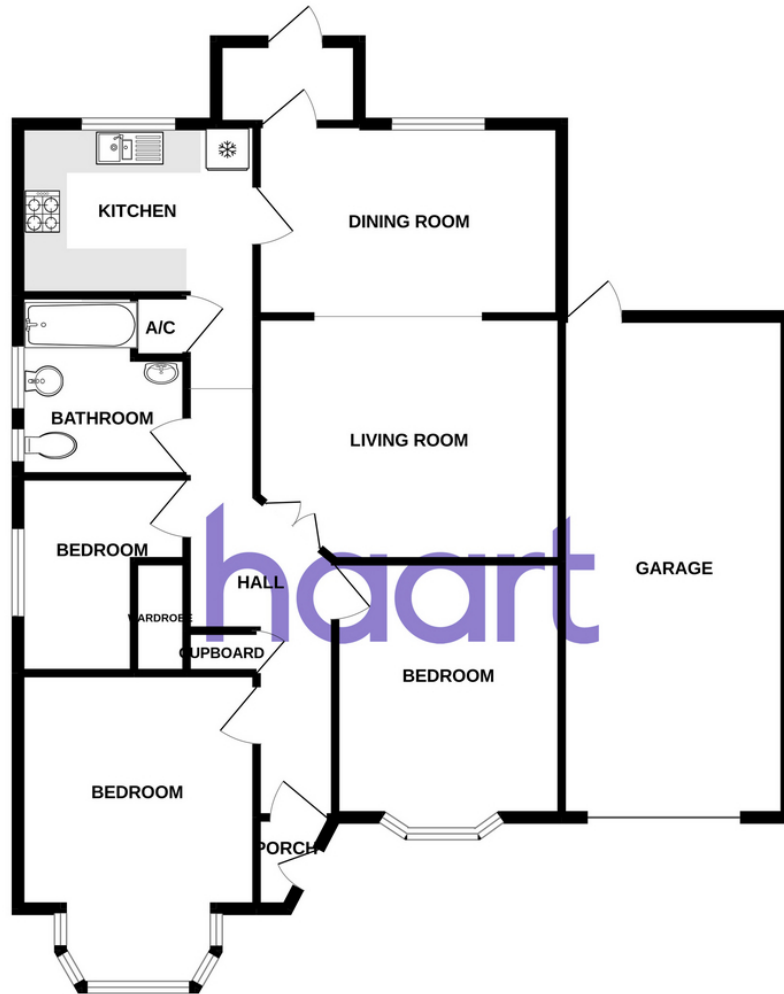
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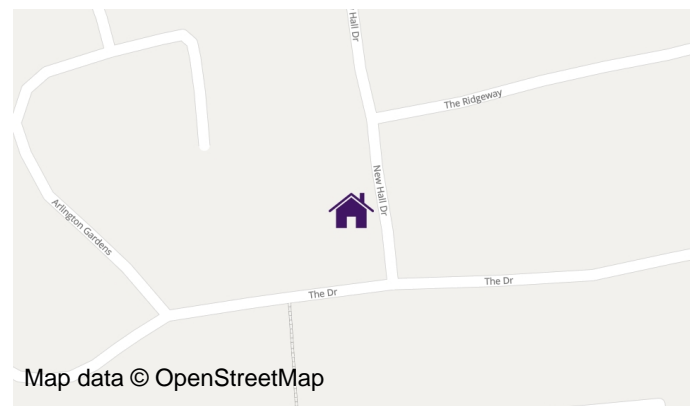


GROSS INTERNAL AREA 958 SQ FT (89 SQ M)



PLAN FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	54
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B	84	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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