Court Avenue, Harold Wood, RM3

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# Finished to exacting standards throughout, this semi-detached three-bedroom bungalow offers a turn-key opportunity to any potential new owner whilst also enjoying the modern-day layout of open-plan living.

## Freehold

- Stunning Extended Semi-Detached Family Home
- Three Bedrooms/Two Bathrooms
- Open Plan Lounge/Kitchen/Diner With Separate Utility Room
- Off-Street Parking For Three Vehicles
- Westerly Facing Rear Garden
- Backing Onto Harold Court Primary School Fields

Upon entering, a centralised hallway allows full access to every room throughout including the very heart of the home, being the spacious open-plan lounge/kitchen/diner. Tastefully adapted to fit a modern-day day families needs of convenience and efficiency. The lounge, whilst a cosy and intimate space, still allows complete continuation of the extension into the kitchen/dining space which offers an abundance of natural free-flowing light from the bi-folding doors leading out onto a block paved patio. The kitchen runs through with a range of sleek work surfaces and a range of high-end fitted appliances. There's even space still for a breakfast bar! A well-positioned utility room, situated off the hallway allows for further storage and for the daily washing to be run in piece and away from the main hub of the home. There are three well-proportioned bedrooms, with two of them holding bespoke fitted wardrobe space, along with the master also deploying an en-suite shower room. Completing the internal living accommodation is a family bathroom, making sure bedrooms two/three are fully equipped.

Externally, there's a westerly facing rear garden has an immediate eye-catching moment when stepping through the kitchen bi-folding doors to notice the property backs onto Harold Court primary school fields. Side access is also a huge benefit here for any summer family get-togethers or tradesmen conducting any construction work. The frontage holds off-street parking for as many as three vehicles too.

Harold Wood Station (Elizabeth Line) is only 0.6 miles away whilst Romford Town Centre is also under a ten-minute drive, offering multiple High Street Shops and Department Stores with ample car parking facilities plus the vibrant Romford Market. Another huge draw to Harold Wood is schooling with a mixture of nine primary/secondary schools all within a 1 mile radius of the property.

DIOR

# Court Avenue

Approx. Gross Internal Area 77 Sq M ( 828.8 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.

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