



## Rosslyn Avenue, Harold Wood, RM3 0DJ

### Offers In Excess Of £650,000

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**\*\* STUNNING FAMILY HOME IN SOUGHT-AFTER LOCATION BY HAROLD WOOD STATION \*\***

**\* VIRTUAL TOUR AVAILABLE ONLINE \***

OC Homes are delighted to present to the sales market this beautifully presented three-bedroom family home located in Harold Wood, RM3. The property is ideally located within walking distance to Harold Wood Station (Elizabeth Line) with a ground floor side extension and potential to extend to the rear and go into the loft.

The property has been well maintained by the current owners and offers great internal living accommodation and ample outside space with rear access to garden. Accommodation comprises; ground floor - entrance hallway, study room, reception room, utility room, ground floor w/c, and a wonderful open plan kitchen and dining area, which leads out to a lovely 102 ft garden with rear access.

The first floor boasts three bedrooms, and a modern three-piece family bathroom as well as access to a loft space which can be converted into a further bedroom or two with bathroom (STPP). Externally there is a 102ft private garden to the rear which is well maintained with outhouse, as well as ample off-street parking to the front.

The property is well finished throughout and ideal for buyers looking to find a family home ready to move into. It is situated on a sought after, tree lined street in Harold Wood, and is ideal for easy access into London with a choice of transport links and also boasts many local amenities including shops, restaurants, gyms and green spaces all within easy reach. To arrange a viewing exclusively through OC Homes, please call the sales team now.

- STUNNING FAMILY HOME
- EXTENDED TO THE SIDE
- 102FT REAR GARDEN
- POTENTIAL FOR REAR EXTENSION
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION

### Viewing

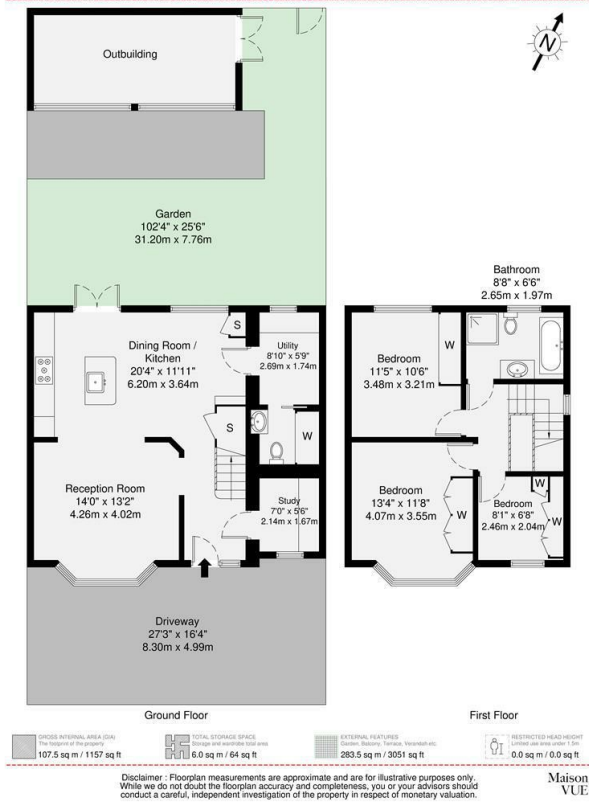
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







Rosslyn Avenue, Romford, RM3 107.5 sq m / 1157 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>		(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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