

**Beresfords** | Est 1968



Beresfords

**Guide Price £550,000**

**Freehold | 3 Bed | 2 Bath | House | Detached | Council Tax Band E | EPC D | Ref HWS250119**



# Greenway Romford RM3 0HH

Guide Price £550,000 to £575,000

LOCATED IN HAROLD PARK. DETACHED PROPERTY WITH 2 RECEPTION ROOM 2 BATHROOMS AND 3 BEDROOMS WITH A HOME OFFICE. REAR GARDEN 80' PLUS HOME GYM/ OUTBUILDING.

- Detached Three/ Four Bedroom in a Quiet Location
- Two Reception Rooms and an Office
- Large 4 Piece Bathroom with Free Standing Bath
- Ground Floor Shower Room
- Modern Outbuilding with a Gym and Workshop
- Large Landscaped Garden
- Own Driveway
- Harold Wood Elizabeth Line Station
- Close to M25/A12
- Well Presented Throughout



Scan the QR code for full details and key information on this property.







**Beresfords - Harold Wood Sales**

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| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92+) <b>A</b>                              |           | <b>83</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            | <b>60</b> |                                                                                                           |
| (39-54) <b>E</b>                            |           |                                                                                                           |
| (21-38) <b>F</b>                            |           |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |



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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