

Beresfords

Est 1968



Beresfords

**Offers in excess of £500,000**

**Freehold | 3 Bed | 1 Bath | House | Terraced | Council Tax Band D | EPC D | Ref NBC260730**

# Shepherds Hill Romford RM3 0NR

Stunning terraced house with a front aspect overlooking Pages Wood. Walking distance to Harold Wood Elizabeth Line, excellent schools nearby. Easy access to A12, A127, and M25. This updated property offers 3 bedrooms, modern amenities, a garden, and off-street parking.

- Overlooking Pages Wood
- On Bus Route 346 to Upminster/Harold Wood
- Elizabeth Line within Walking Distance
- Chain Free Property
- A Stunning Family Home
- Modern Kitchen with Quartz Worktops
- High Specification Property with Plantation Shutters
- Driveway Parking and Side Access to Garden
- Excellent Schools for All Ages Close By



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





## Beresfords - Harold Wood Sales

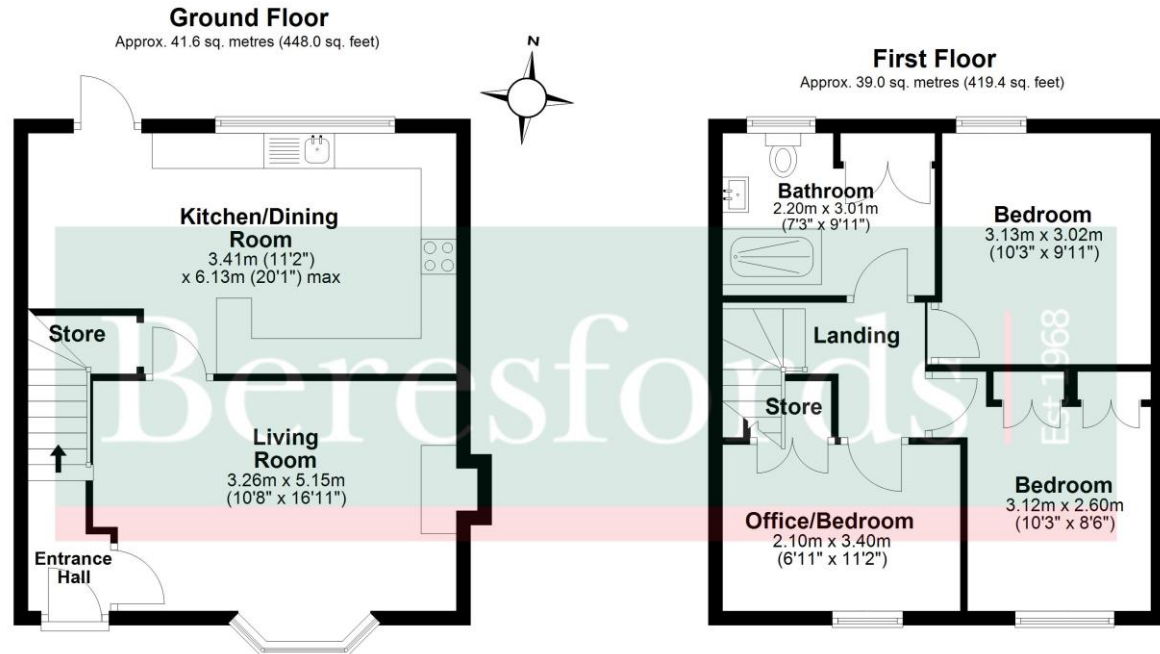
Beresfords Residential  
2 Queens Park Road  
Harold Wood  
Romford  
Essex  
RM3 0HJ

T: 01708 629 080

E: haroldwoodsalesdept@beresfords.co.uk

[www.beresfords.co.uk](http://www.beresfords.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Shepherds Hill**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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