



Ethelburga Road
Romford RM3 0QR
Guide Price £475,000-£500,000

Ethelburga Road, Romford, RM3 0QR

GUIDE PRICE £475,000 - £500,000

A well presented three bedroom semi detached home, ideally situated in Harold Wood. Located within a short walk of Harold Wood Elizabeth Line Station, local amenities, Harold Wood Primary and Redden Court School. The property provides excellent transport links with quick access to Stratford and London Liverpool Street.

The home is thoughtfully designed, featuring a spacious living room and a well proportioned kitchen and dining area. The first floor comprises two bedrooms and a large family bathroom, while the second floor accommodates a loft room that can serve as a third bedroom, study, or playroom.

Additional features include gas central heating, double glazing, and a private rear garden. This home is an ideal choice for families seeking a well connected location with a range of amenities close at hand.





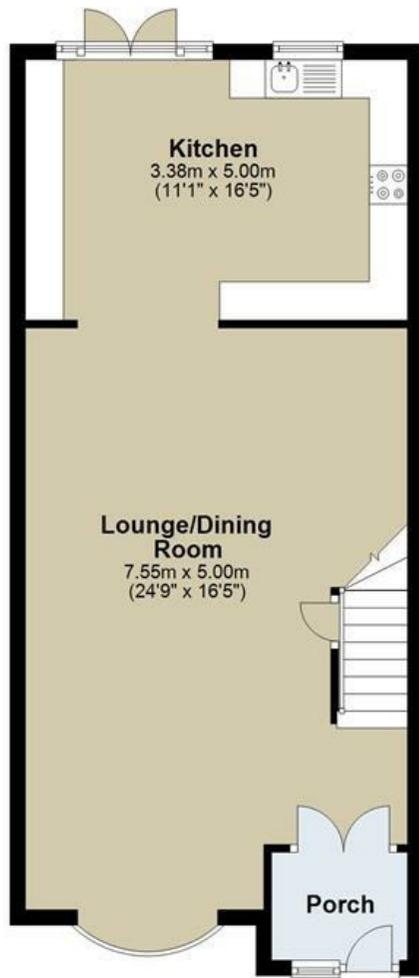






Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



Outbuilding

Approx. 7.3 sq. metres (78.7 sq. feet)



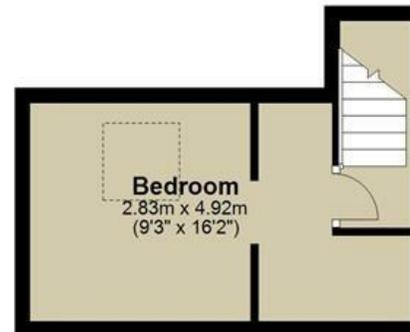
First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.5 sq. feet)

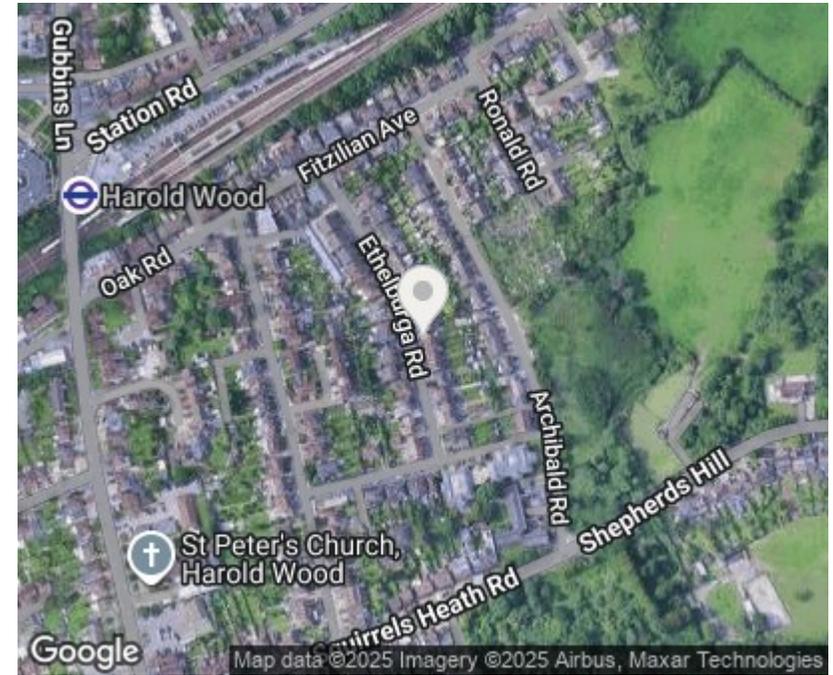
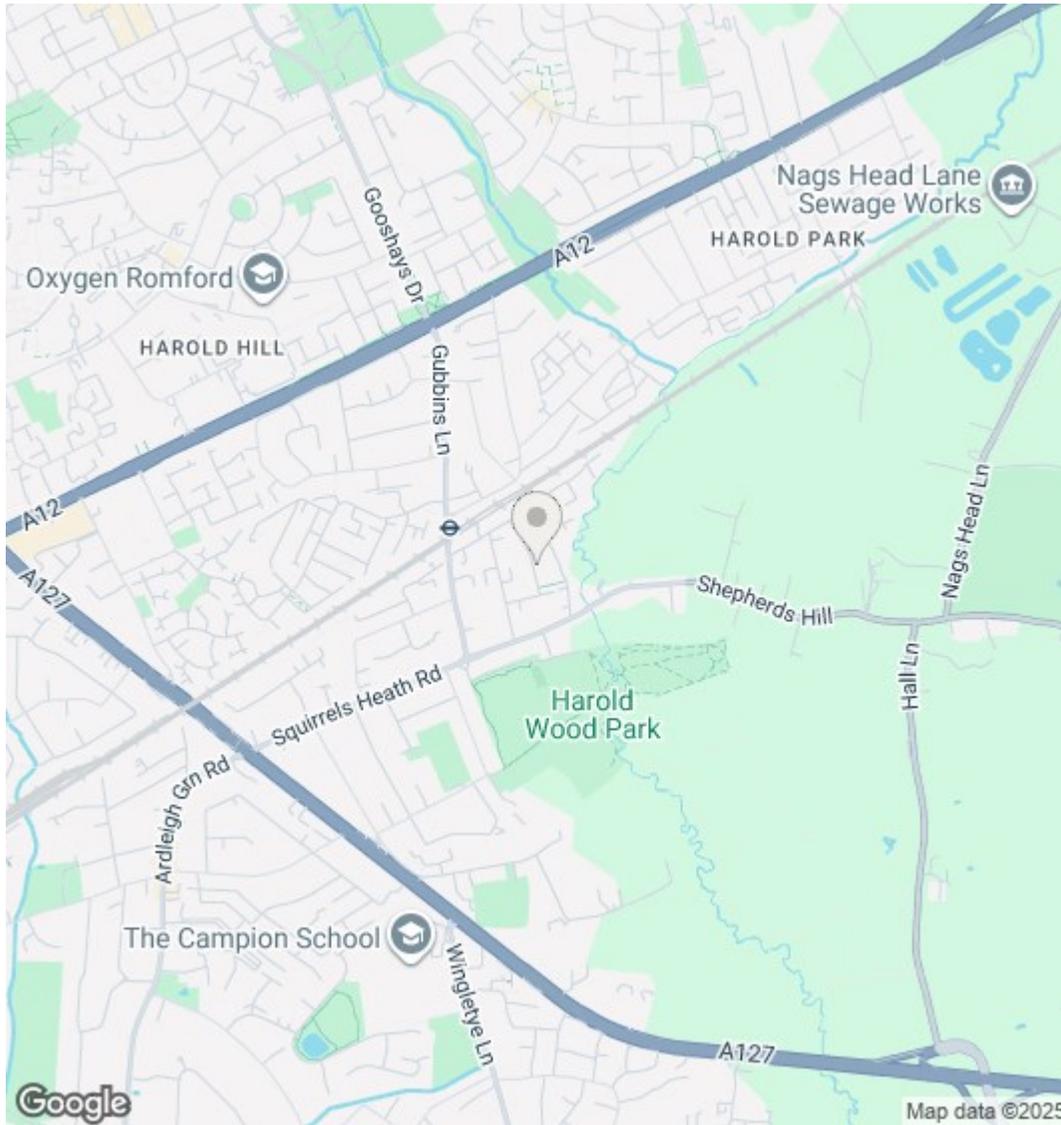


Total area: approx. 120.0 sq. metres (1292.2 sq. feet)

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.

Plan produced using PlanUp.

Ethelburga Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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