



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£950,000**

**Freehold**

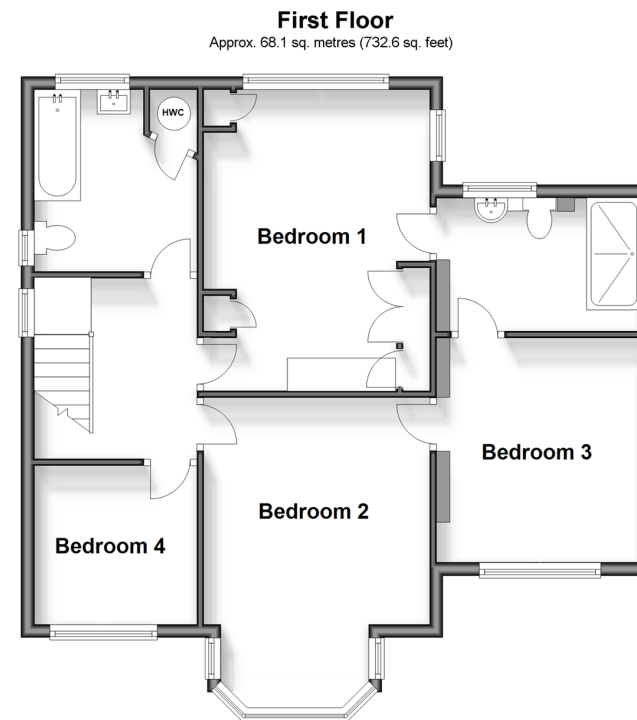
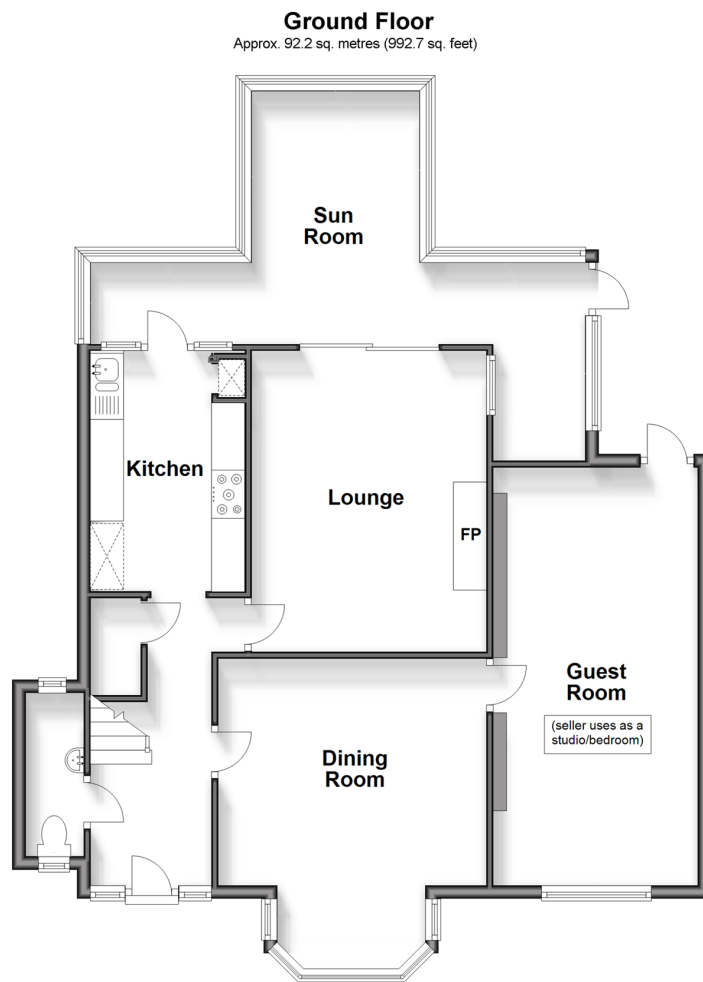
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**Recreation Avenue,  
Harold Wood, Romford,  
Essex, RM3**



**DOUGLAS  
ALLEN**

Helping you move forwards



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 15'9 x 11'7 (4.80m x 3.53m)  
Dining Room: 15'8 x 12'5 (4.78m x 3.79m)  
Kitchen: 12'5 x 7'4 (3.79m x 2.24m)  
Sun Room: 22'6 x 12'6 (6.86m x 3.81m)  
Former Garage: 21'3 x 10'1 (6.48m x 3.08m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'3 x 11'11 (4.65m x 3.63m)  
Bedroom 2: 15'6 x 11'0 (4.73m x 3.36m)  
Shower Room: 10'3 x 6'6 (3.13m x 1.98m)  
Guest Room: 11'11 x 10'3 (3.63m x 3.13m)  
Bedroom 3: 7'9 x 7'6 (2.36m x 2.29m)  
Bathroom: 8'9 x 7'4 (2.67m x 2.24m)

### OUTSIDE

Off Road Parking  
Rear Garden





## Main features

- Extended detached house with picturesque views overlooking Harold Wood Park
- Modern decoration throughout
- Private driveway with ample parking
- Sought after location close to local amenities, primary & secondary schools
- Harold Wood Train Station (Elizabeth Line) less than half a mile away



### Nearest Schools

Primary Schools: Harold Wood Primary 0.1 miles, Nelmes Primary 0.5 miles, Ardleigh Green Junior School 0.6 miles  
Secondary Schools: Redden Court School 0.1 miles, The Champion School 0.5 miles, Ravensbourne School 0.9 miles  
Further Education: The Champion School 0.5 miles,



### Transport Information

Train Stations: Harold Wood 0.4 miles, Gidea Park 1.2 miles, Emerson Park 1.3 miles, Upminster Bridge 1.9 miles, Upminster 2.1 miles



### Address

Recreation Avenue, Harold Wood, Romford, Essex, RM3



### Directions

For directions to this property please contact us.





Call Hornchurch Branch 01708 437777 ■ [douglasallen.co.uk](https://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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