



Cavell Crescent, Harold Wood, RM3

Guide Price **£400,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

*****GUIDE PRICE £400,000 - £425,000*****

Situated just 0.5 miles from Harold Wood Elizabeth Line Station and boasting easy access to Ofsted "Outstanding" schools such as Ardleigh Green Infant and Junior Schools and Redden Court School, this beautifully presented two-bedroom semi-detached house offers an excellent opportunity as a potential first-time purchase.

Upon entering, you are welcomed into a spacious reception room, well-proportioned and designed to provide a comfortable living space and flooded with natural light. From here stairs rise to the first floor.

To the rear of the property, there is a stylish open plan kitchen / dining room. This functional space comprises numerous wall and base units, ample worktop space and room for essential appliances. The single patio door opens onto the rear garden.

Ascending to the first floor, there are two comfortable bedrooms which are both well presented. The largest bedroom measures an impressive 12'8 x 10'7. A well-appointed family bathroom serves these bedrooms, completing the upstairs accommodation.

Externally, the property benefits from a driveway located in front of the garage on the left-hand side, providing convenient off-street parking. The garage (19' x 10'1) offers additional storage or parking options and is also accessible from the rear garden. The rear garden is an attractive outdoor space, laid mostly to lawn, offering an ideal setting for outdoor enjoyment and relaxation.

With its desirable location, spacious interiors, and excellent local amenities, this property is a fantastic opportunity. We recommend an early viewing to fully appreciate all it has to offer.

Agents Note:

Historical structural movement was identified circa 2010 and subsequently remediated. A Certificate of Structural Adequacy for the remedial works is available upon request.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

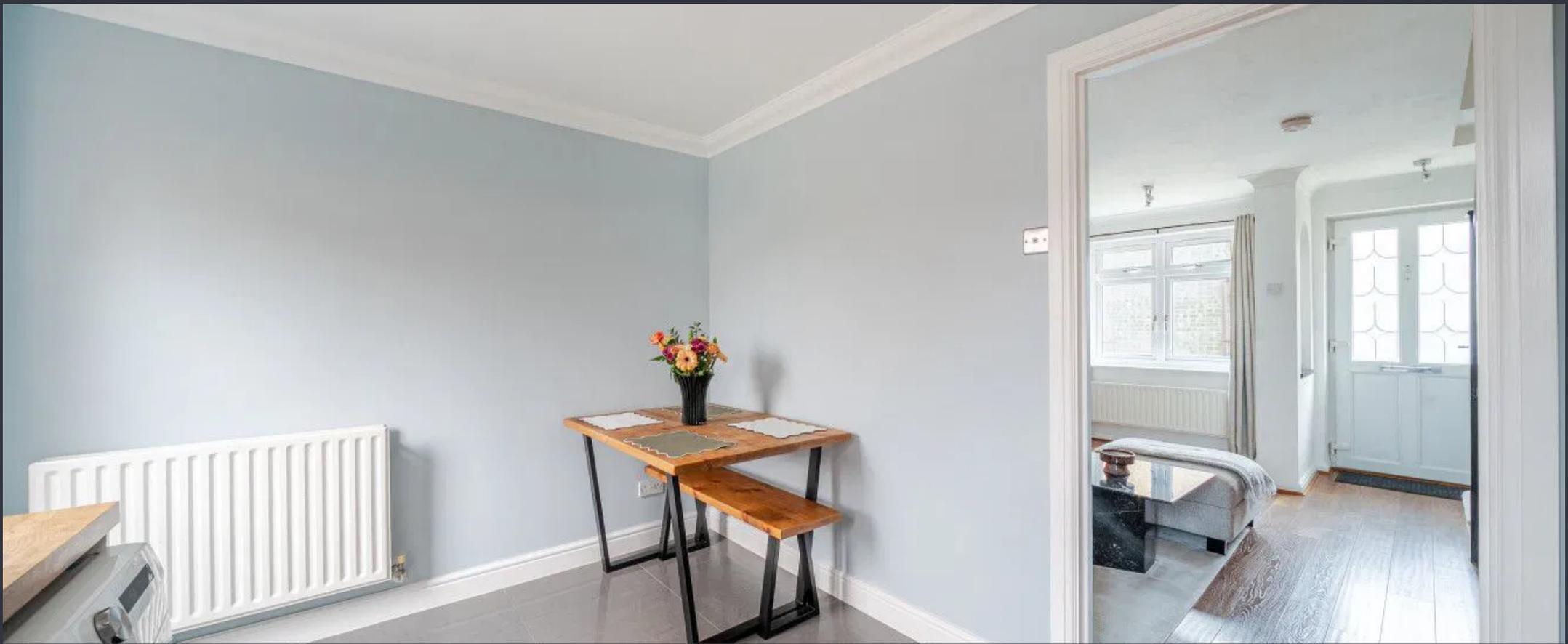
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Two Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Well-Appointed Family Bathroom
- Off Street Parking
- Garage With Access From Rear Garden
- Close Proximity To Various "Outstanding" Schools
- 0.5 Miles From Harold Wood Elizabeth Line Station





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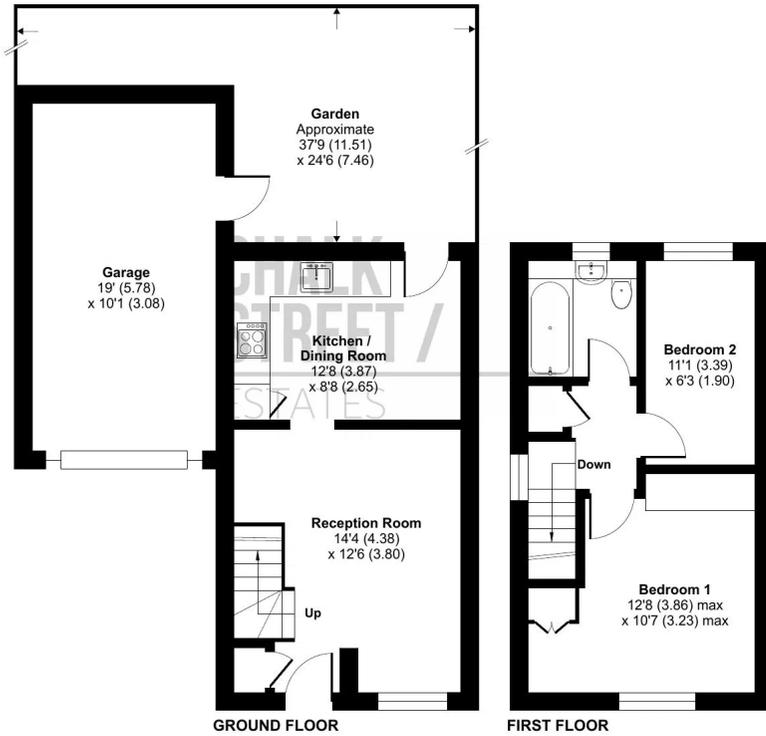


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Cavell Crescent, Harold Wood, Romford, RM3

Approximate Area = 588 sq ft / 54.6 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 780 sq ft / 72.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Chalk Street Estates Limited. REF: 1402254



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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