



## Redden Court Road

Harold Wood, RM3 0UR

Guide Price £500,000 - £525,000 Offered for sale with no onward chain is this semi detached home the accommodation on the ground floor includes an entrance hall, a front reception room, an open plan kitchen/diner and a lean to. On the first floor the master bedroom and bedroom three have been converted to create one larger bedroom this could easily be converted back if desired as the two doors still remain, additionally there is a further double bedroom and a bathroom and separate WC. Externally there is a driveway to the front and side a detached garage and a 110ft rear garden.

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## Entrance Porch

Entrance door, frosted windows to front and side, tiled floor.

## Entrance Hall

Double doors to porch, frosted window to side, carpet, radiator, stairs to first floor, understairs cupboard.

## Reception Room

15'3 x 12'3 (4.65m x 3.73m)

Bay window to front, picture rail, radiator, carpet.

## Kitchen/Diner

19'1 x 12'11 narrowing to 7'10 (5.82m x 3.94m narrowing to 2.39m)

Double doors opening into lean to, window and door to rear, parquet flooring to dining area and vinyl flooring to kitchen area, radiator, stainless steel single drainer sink, base units part tiled walls.

## Lean To

11'11 x 4'10 (3.63m x 1.47m)

Door to side, windows to side and rear.

## Landing

Frosted window to side, loft access, carport.

## Bedroom One

17'3 x 15'3 narrowing to 7'10 (5.26m x 4.65m narrowing to 2.39m)

Formerly bedroom one and three that have now been converted to one larger bedroom both doors and windows remain should you wish to convert back. Bay window and window to front, radiator, carpet, three built in wardrobes.

## Bedroom Two

12'11 x 11'9 (3.94m x 3.58m)

Window to rear, picture rail, carpet, radiator.

## Bathroom

Frosted window to rear, panelled bath, pedestal wash hand basin, radiator, vinyl flooring, tiled walls, cupboard housing hot water tank.

## WC

Frosted window to side, low level WC, vinyl flooring, part tiled walls.

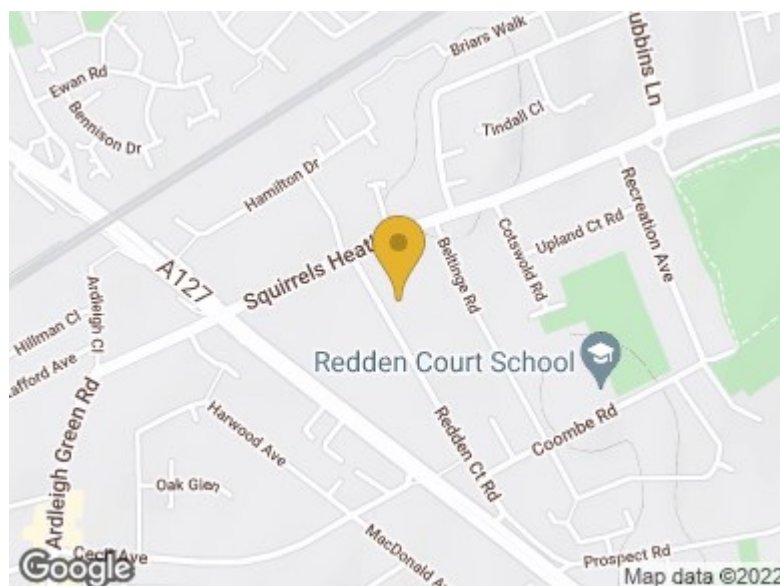
## Garden

110' (33.53m)

Side access, patio area, mainly laid to lawn.

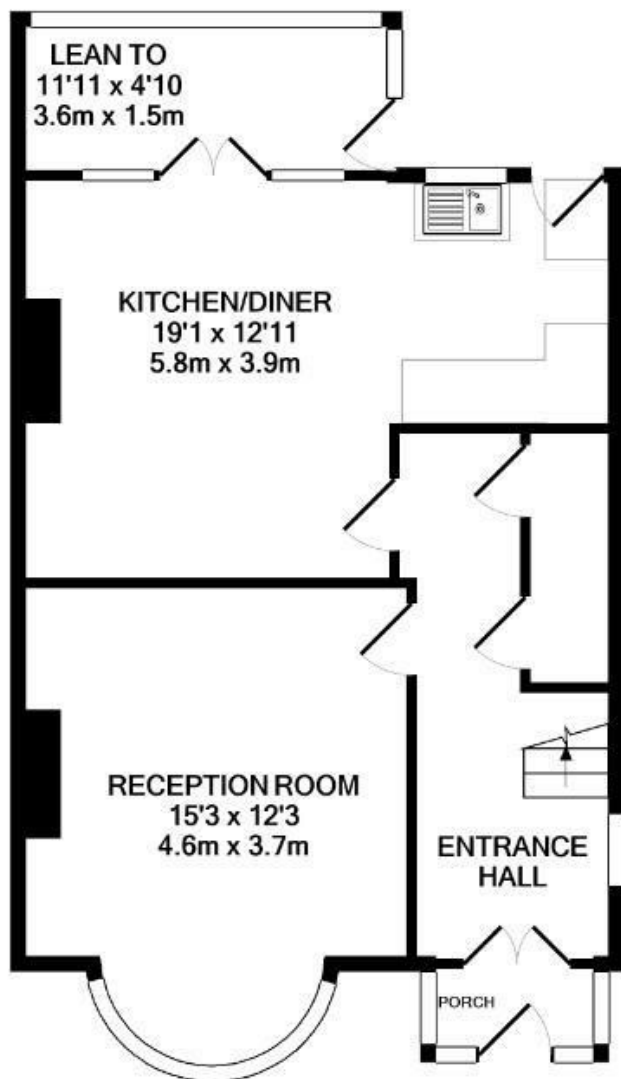
## Driveway/Garage

Block paved driveway to front and side leading to detached garage.

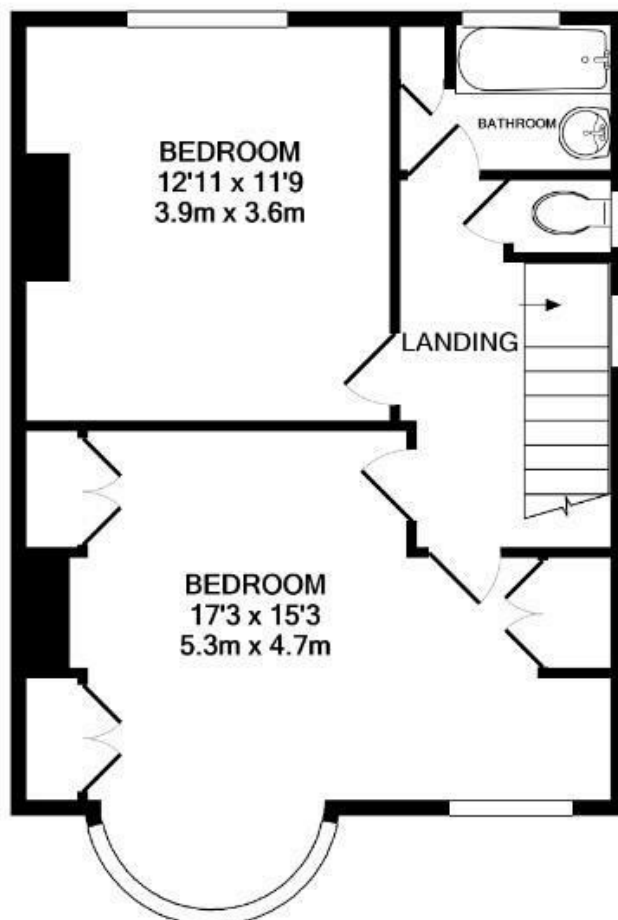








GROUND FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(49.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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